

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JULY 9, 2012 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA**

Prayer – Mayor Walker F. Davidson

1. Call to Order
2. Pledge of Allegiance
3. Determination of Quorum
4. Public Comments
5. Additions, Deletions and/or Adoption of the Agenda
6. Approval of Minutes
 - A. June 11, 2012 Special Town Council Meeting Minutes
 - B. June 11, 2012 Regular Town Council Meeting Minutes
7. Consent Agenda
 - A. Call for Public Hearing to Review Union Power’s Proposed Text Amendment to Section 58-4 – Definitions (Public Hearing to be held August 13, 2012 at 7:00 p.m. at the Weddington Town Hall)
 - B. Consideration of Code Enforcement Technical Assistance Services Proposal from CCOG
8. Public Hearings and Consideration of Public Hearings
 - A. Public Hearing to Review the Polivka Land Use Map Amendment
 - B. Consideration of Polivka Land Use Map Amendment
 - C. Public Hearing to Review the Subdivision Sales Signs Text Amendment
 - D. Consideration of Ordinance to Adopt the Subdivision Sales Signs Text Amendment
9. Old Business
10. New Business
 - A. Consideration of Appointment to the Planning Board
 - B. Consideration of Dissolving the Parks and Recreation Advisory Board
 - C. Review and Consideration of Land Use Plan
 - D. Consideration of Appointing the Town Administrator as Deputy Finance Officer for Check Signing Purposes Only
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

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING
MONDAY, JUNE 11, 2012 - 6:00 P.M.
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Special Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on June 11, 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 and Town Administrator/Clerk Amy S. McCollum

Absent: None

Visitors: Scott Thompson, Genny Reid, Bill Price, Nancy Anderson, John Temple, and Kent Hayes

Item No. 1. Open the Meeting. Mayor Walker F. Davidson called the June 11, 2012 Special Town Council Meeting to order at 6:01 p.m. There was a quorum.

Item No. 2. Presentation by Union County Public Works Director Ed Goscicki on the Most Recent Site Location Study for a Water Tower in Weddington. Mr. Ed Goscicki gave a PowerPoint Presentation to the Town Council. He stated, "We have been here before. Our agenda tonight is to review a little bit of the history, talk to you about the need for the tank and the need to move forward with this project and to talk about the site criteria that we used in the master plan. The criteria have changed a little bit from the previous criteria and older master plans. We applied the criteria in terms of both costs and elevation of the tank from an aesthetic perspective."

Mayor Davidson asked Mr. Goscicki what he wanted from the Town Council at the end of the meeting.

Mr. Goscicki - We have a map that shows areas that are optimum from our perspective in terms of costs and elevation of the tank and we have another area that is suboptimum. Within those areas we have identified what we believe are vacant parcels that are available. We do not know if they are willing sellers but these are vacant parcels and no structure is sitting on them. We are looking for this Board to provide us your local knowledge and your input in terms of what you believe to be acceptable to the community. We are looking for you to either tell us no way that the site we are looking at is not in concert with the Town's plans or these sites over here would be a better site. The more direction and consensus I can get from this board the better. We would still need to come back to this Board through the formal process. One of the things that has changed in your process is that before we could not have held this meeting. You had the quasi-judicial process. We could not have come to you until we had spent a lot of time and energy on a site. We had to go through our own rating and ranking criteria based on engineering and costs standards only and bring that to this group. The history on this goes back more than 10 years in terms of trying to identify a site and meet that need. The need is around two aspects. In previous needs we mostly discussed pressure issues. We have serious pressure issues on the northern part of this service area and our master plan said back then if we do not do something by 2020/2025 we will have serious pressure issues throughout the Weddington and Marvin areas. As part of this master plan it confirmed that same issue. It says right now today if the pump stopped running during the off cycle you have below 30 psi in some areas and below 40 in others. Below 30 psi is unacceptable. In 2005 we evaluated over 18 sites and the ground storage option was considered but rejected by the Board of County Commissioners for both engineering and cost reasons. The need still exists and the options are not that

much different for us than they were five years ago and two years ago. Why is the tank needed? One – for storage issues in the Marvin and Weddington service area. When we went through this master plan we looked at the State’s criteria on how much water storage do you need in the system. The State wants to know that we have sufficient storage in there for normal use to meet our peak hour demands and also if our pump station fails is there enough storage in the tanks to meet our needs in an emergency situation. Under normal situations we need 1.8 million gallons of storage and right now we have 0.2 million gallons. We have one water tank sitting in Indian Trail. During an emergency we should have 5 million gallons and we have 1.2 million gallons. We are way under the State’s criteria in terms of the volume of storage. We went through a much more detailed analysis and modeled our entire water distribution system every couple of 100 feet. On the water model we were able to model what the conditions are today and what they would be under various conditions. The whole stretch along Weddington-Matthews Road from Chestnut down to this area here has low pressure if the pump shuts off. As you look out into the future it just gets worse. The other aspect of it is when we are looking at the modeling south of here we have high pressure problems. We are trying to resolve both of those issues and our solution is to create a new pressure zone in the Weddington/Marvin area. The way you do water distribution particularly in hilly country like we have here is to establish pressure zones. The entire geographic area will all operate under the same pressure.

One of the criteria that we look for in siting a tank is that it should be somewhere near the center of the pressure zone so as to help eliminate water quality issues that can occur when it is placed on one side of the pressure zone. We need the tank to be near the center so the water flows in and the water flows out in all directions and you are getting turnover in that tank and you are maintaining water quality. We are looking at multiple additional water storage tanks in Union County over the next 10 years. You are not alone. It is part of the water distribution system. Every part of our system is going to require more storage and new tanks to meet that storage requirement. We are looking for a higher elevation for this tank where before we were looking at 860 feet we are now looking at 880. That means another 20 feet added to the height of the tank wherever we put it. We are looking at ground elevations greater than 680 feet to minimize the tank height. We said we were not going to build a tank more than 200 feet tall. We want it central to the pressure zone which is Weddington and Marvin. We want to keep it close to our 24-inch water main. Our water main runs up Providence, makes a left here at Town Hall and heads down 84. We have a smaller 16-inch line that runs up Weddington-Matthews Road here and we were hopeful we may be able to go further up that road and still be able to use that pipe but when we ran the hydraulics it just does not work without paralleling that pipe. We can go up in that direction but when you start going further the price keeps going up and up because we have to run more and more pipes so it becomes a more expensive alternative. If the tower is over 200 feet we would have to have lighting. We have not talked about using it for cell tower usage. That may be something we want to talk about to the public in the future. We need at least a four-acre parcel. We want to find a parcel that is reasonably priced.

Mr. Goscicki reviewed a map. He stated, “Anything in color shown on the map would be a viable location. It would meet our base criteria. Yellow is a much more optimum site because it is closer to our 24-inch water main. The green and blue areas get more expensive. The dark shaded areas represent the areas where the tank could be less than 175 feet which would shrink the height of the tank which is going to reduce the costs a little bit but certainly improve the aesthetics. We then looked at which of these sites are vacant. We did not attempt to contact property owners at this point. Then we overlaid the map and the pink areas we think are available. Our map shows basically the same cast of characters that we have been talking about for the last five years.”

Mr. Goscicki discussed parcels that were available according to the map such as the Pittenger property on Rea Road, school site off of Rea Road, across the street from Pittenger and a vacant parcel just north of it, the parcel across from Town Hall and a parcel off of Weddington Church Road. He stated, “Our ideal location is the Town center. It is in the yellow. The only ones that are in the yellow areas are the Town

center property, the Pittenger property and the site across the street from the Pittenger property and the one other parcel here which is butting up to a residential property. We have about seven to eight parcels that we think are optimum. Once you get past Beulah Church Road it gets too expensive to run a water line. After a certain point the cost is too high and you run into water quality issues.”

Council discussed the sites. Councilwoman Harrison expressed that she did not want a water tower in a residential area.

Mr. Goscicki advised that in his opinion the parcel across from Town Hall was the ideal location for the water tower.

Councilwoman Hadley – You said central to Weddington and Marvin but we are looking bull’s eye in the center of Weddington. Does the tower have to be placed in the center of the parcel? Could it be placed right or left to allow a possible road to come in? I am a firm believer that we need a tower and it should be in the commercial area.

Mr. Goscicki - The challenge is the elevation. Going towards Marvin the ground is lower. We will start approaching property owners and seeing if we can lock down a parcel for formal consideration. The tower does not have to be placed in the center of the property.

Mayor Davidson - I think the King property is the obvious choice given what we have been through with the neighborhoods. We can give you a vote of confidence but we will have to go through the public hearing process and there could be information that comes out during that hearing.

Mr. Goscicki - It appears that the King property is a property that the Board can support. I appreciate the input and it gives us enough to approach property owners and see what we can make happen. If you are planning any type of road improvements, we would like to know before we work on any engineering work. We will approach several property owners simultaneously.

Item No. 3. Adjournment. Mayor Pro Tem Barry moved to adjourn the June 11, 2012 Special 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 adjourned at 6:57 p.m.

Walker F. Davidson, Mayor

Attest:

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JUNE 11, 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 June 11, 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 and Town Administrator/Clerk Amy S. McCollum

Absent: None

Visitors: Genny Reid, Bill Price and John Temple

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

Item No. 1. Call to Order. Mayor Davidson called the June 11, 2012 Regular Town Council Meeting to order at 7:04 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.

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

Item No. 5. Additions, Deletions and/or Adoption of the Agenda. Councilwoman Pamela Hadley moved to adopt the agenda as presented. All were in favor, with votes recorded as follows:

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

Item No. 6. Approval of Minutes.

A. May 14, 2012 Regular Town Council Meeting Minutes. Mayor Pro Tem Daniel Barry moved to approve the May 14, 2012 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. May 17, 2012 Special Town Council Meeting Minutes. Mayor Pro Tem Barry moved to approve the May 17, 2012 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. 7. Consent Agenda.

A. Call for Public Hearing on Polivka Land Use Map Amendment (Public Hearing to be held July 9, 2012 at 7:00 p.m. at the Weddington Town Hall). The Town Council received a copy of a letter

dated April 25, 2012 from A. Basil Polivka regarding this request and a copy of the Land Use Map. Mayor Pro Tem Barry moved to call for a public hearing to review and consider the Polivka Land Use Map Amendment request. The public hearing is to be held July 9, 2012 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

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

B. Call for Public Hearing on Subdivision Sales Signs Text Amendment (Public Hearing to be held July 9, 2012 at 7:00 p.m. at the Weddington Town Hall). The Town Council received a copy of the proposed text amendment. Mayor Pro Tem Barry moved to call for a public hearing to review and consider the subdivision sales signs text amendment. The public hearing is to be held July 9, 2012 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

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

C. Consideration of Approval of Audit Contract with Tinsley and Terry for Fiscal Year 2012. The Town Council received a copy of the Contract to Audit Accounts for the period beginning July 1, 2011 and ending June 30, 2012. The total costs for the audit is \$8,000.00. The Town Council also received a copy of the Engagement Letter dated May 2, 2012. Mayor Pro Tem Barry moved to approve the audit contract with Tinsley and Terry for Fiscal Year 2012. All were in favor, with votes recorded as follows:

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

D. Consideration of the Release of Retreat Subdivision Letter of Credit. The Town Council received the following memo from Town Administrator Amy S. McCollum:

The Town is currently holding \$8,505.00 for the maintenance of roads in the Retreat Subdivision. We have received information from MI Homes showing that they have purchased 7 of the 9 lots and have the Declarants' Rights for the subdivision. They have informed the Town in writing that they will implement and enforce the Declaration of Covenants, Conditions and Restrictions for the Retreat Subdivision and will maintain Old Post Road. This road will not be taken over by NCDOT and will be maintained by the Homeowners Association. After speaking with our Town engineer, she feels that the Town can release the letter of credit for this subdivision.

Mayor Pro Tem Barry moved to release the letter of credit for the Retreat Subdivision. All were in favor, with votes recorded as follows:

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

Item No. 8. Public Hearings and Consideration of Public Hearings.

A. Public Hearing to Review Section 58-233 Variance Text Amendment. Mayor Davidson opened the public hearing to review the proposed text amendment to Section 58-233. Planning Board Chairman Dorine Sharp reviewed the proposed text amendment with the Town Council.

Sec. 58-233. - Variances.

- (a) Under no circumstances shall the board of adjustment grant a variance to allow a use of land or structures not permitted under the terms of this chapter in the district involved or for a use expressly, or by inference, prohibited in said district. No variances shall be granted by the board of adjustment for the following:
 - (1) Setbacks for signs and areas and/or height of signs.
 - (2) Setbacks for essential services, class III.
 - (3) To change the uses that are permitted on the property in question.
 No variance for setbacks shall be granted which allows the applicant to reduce the applicable setback by more than 50 percent.
- (b) The board of adjustment, before granting a variance, shall make the following findings based on substantial, competent and material evidence in the record before them:
 - (1) That there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this chapter. This shall be construed to mean:
 - a. If the property owner complies with the provision of this chapter, he can secure no reasonable return from, or make any reasonable use of his property;
 - b. The hardship results from the application of this chapter;
 - c. The hardship is suffered by the applicant's property;
 - d. The hardship is not the result of the applicant's own action; and
 - e. The hardship is peculiar to the applicant's property.
 - (2) That the variance is in harmony with the general purpose and intent of this chapter and preserves its spirit.
 - (3) That in the granting of the variance, the public safety and welfare have been assured and substantial justice has been done.
 - (4) That the reasons set forth in the application and the hearing justify the granting of a variance, and that the variance is a minimum one that will make possible the reasonable use of land or structures.
- (c) Any order of the board of adjustment in granting a variance shall expire if a zoning permit, or certificate of occupancy for such use if a zoning permit is not required, has not been obtained within one year from the date of the decision.

There was no one wishing to speak regarding this text amendment; therefore, Mayor Davidson closed the public hearing.

B. Consideration of Ordinance Adopting Section 58-233 Variance Text Amendment. Mayor Pro Tem Barry moved to adopt Ordinance O-2012-10:

**AN ORDINANCE TO AMEND SECTION 58-233
OF THE CODE OF ORDINANCES
OF THE TOWN OF WEDDINGTON
O-2012-10**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTION 58-233 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 58-233. - Variances.

- (a) Under no circumstances shall the board of adjustment grant a variance to allow a use of land or structures not permitted under the terms of this chapter in the district involved or for a use expressly, or by inference, prohibited in said district. No variances shall be granted by the board of adjustment for the following:

- (1) Setbacks for signs and areas and/or height of signs.
 - (2) Setbacks for essential services, class III.
 - (3) To change the uses that are permitted on the property in question.
- No variance for setbacks shall be granted which allows the applicant to reduce the applicable setback by more than 50 percent.
- (b) The board of adjustment, before granting a variance, shall make the following findings based on substantial, competent and material evidence in the record before them:
 - (1) That there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this chapter. This shall be construed to mean:
 - a. If the property owner complies with the provision of this chapter, he can secure no reasonable return from, or make any reasonable use of his property;
 - b. The hardship results from the application of this chapter;
 - c. The hardship is suffered by the applicant's property;
 - d. The hardship is not the result of the applicant's own action; and
 - e. The hardship is peculiar to the applicant's property.
 - (2) That the variance is in harmony with the general purpose and intent of this chapter and preserves its spirit.
 - (3) That in the granting of the variance, the public safety and welfare have been assured and substantial justice has been done.
 - (4) That the reasons set forth in the application and the hearing justify the granting of a variance, and that the variance is a minimum one that will make possible the reasonable use of land or structures.
 - (c) Any order of the board of adjustment in granting a variance shall expire if a zoning permit, or certificate of occupancy for such use if a zoning permit is not required, has not been obtained within one year from the date of the decision.

Adopted this 11th day of June, 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 on the Proposed Fiscal Year 2012-2013 Budget and to Set the Tax Rate. Mayor Davidson opened the public hearing to review the proposed budget for Fiscal Year 2012-2013. Finance Officer Leslie Gaylord reviewed the proposed budget with the Town Council.

**TOWN OF WEDDINGTON
 PROPOSED BUDGET
 FYE 6/30/2013**

Revenues		
Ad Valorem Taxes		1,020,250
State-Collected Revenues		656,450
Zoning and Subdivision Revenues		72,250
Other Revenues		19,000
Total Revenues		1,767,950
Expenditures		

Administrative Expenditures		421,050
Planning and Zoning Expenditures		222,125
General Government Expenditures		1,124,775
Total Expenditures		1,767,950

**TOWN OF
WEDDINGTON
PROPOSED BUDGET
FYE 6/30/2013**

balance has changed

FY 2012
PROPOSED
AMENDED
BUDGET

\$0.052 Tax
FY 2013
PROPOSED
BUDGET

REVENUE:

10-3101-110 AD VALOREM TAX - CURRENT	552,000.00	960,000.00
10-3102-110 AD VALOREM TAX - 1ST PRIOR YR	7,500.00	5,000.00
10-3103-110 AD VALOREM TAX - NEXT 8 YRS PRIOR	2,500.00	1,000.00
10-3110-121 AD VALOREM TAX - MOTOR VEH CURRENT	32,500.00	52,000.00
10-3115-180 TAX INTEREST	1,750.00	2,250.00
10-3231-220 LOCAL OPTION SALES TAX REV - ART 39	135,000.00	157,700.00
10-3322-220 BEER & WINE TAX	41,000.00	48,750.00
10-3324-220 UTILITY FRANCHISE TAX	415,000.00	450,000.00
10-3340-400 ZONING & PERMIT FEES	10,000.00	10,000.00
10-3350-400 SUBDIVISION FEES	1,000.00	62,250.00
10-3830-891 MISCELLANEOUS REVENUES	13,500.00	1,500.00
10-3831-491 INVESTMENT INCOME	9,000.00	17,500.00
TOTAL REVENUE	1,220,750.00	1,767,950.00

GENERAL GOVERNMENT EXPENDITURE:

10-4110-126 FIRE DEPT SUBSIDIES	268,000.00	720,000.00
10-4110-128 POLICE PROTECTION	217,000.00	233,000.00
10-4110-192 ATTORNEY FEES	110,000.00	153,275.00
10-4110-195 ELECTION EXPENSE	10,825.00	2,000.00
10-4110-340 EVENTS & PUBLICATIONS	27,750.00	13,500.00
10-4110-495 OUTSIDE AGENCY FUNDING	2,500.00	3,000.00
TOTAL GENERAL GOVT EXPENDITURE	636,075.00	1,124,775.00

ADMINISTRATIVE EXPENDITURE:

10-4120-121 SALARIES - CLERK	65,000.00	69,475.00
10-4120-123 SALARIES - TAX COLLECTOR	39,000.00	41,000.00
10-4120-124 SALARIES - FINANCE OFFICER	8,000.00	10,850.00
10-4120-125 SALARIES - MAYOR & TOWN COUNCIL	21,000.00	21,000.00
10-4120-181 FICA EXPENSE	10,400.00	11,000.00
10-4120-182 EMPLOYEE RETIREMENT	20,000.00	18,500.00
10-4120-183 EMPLOYEE INSURANCE	18,000.00	18,500.00
10-4120-184 EMPLOYEE LIFE INSURANCE	325.00	350.00
10-4120-185 EMPLOYEE S-T DISABILITY	300.00	325.00
10-4120-191 AUDIT FEES	7,800.00	8,900.00

10-4120-193 CONTRACT LABOR	2,000.00	5,000.00
10-4120-200 OFFICE SUPPLIES - ADMIN	17,500.00	42,125.00
10-4120-210 PLANNING CONFERENCE	1,000.00	2,500.00
10-4120-321 TELEPHONE - ADMIN	3,500.00	4,500.00
10-4120-325 POSTAGE - ADMIN	3,500.00	4,200.00
10-4120-331 UTILITIES - ADMIN	4,000.00	4,725.00
10-4120-351 REPAIRS & MAINTENANCE - BUILDING	8,500.00	35,000.00
10-4120-352 REPAIRS & MAINTENANCE - EQUIPMENT	25,000.00	25,000.00
10-4120-354 REPAIRS & MAINTENANCE - GROUNDS	75,000.00	36,000.00
10-4120-355 REPAIRS & MAINTENANCE - PEST CONTRL	750.00	750.00
10-4120-356 REPAIRS & MAINTENANCE - CUSTODIAL	5,750.00	5,750.00
10-4120-370 ADVERTISING - ADMIN	1,000.00	1,000.00
10-4120-397 TAX LISTING & TAX COLLECTION FEES	1,000.00	1,000.00
10-4120-400 ADMINISTRATIVE:TRAINING	3,500.00	4,100.00
10-4120-410 ADMINISTRATIVE:TRAVEL	6,300.00	6,500.00
10-4120-450 INSURANCE	12,500.00	20,000.00
10-4120-491 DUES & SUBSCRIPTIONS MUMPO	20,000.00	18,000.00
10-4120-498 GIFTS & AWARDS	1,500.00	1,500.00
10-4120-499 MISCELLANEOUS	2,675.00	3,500.00
TOTAL ADMINISTRATIVE EXPENDITURE	384,800.00	421,050.00

PLANNING & ZONING EXPENDITURE:

10-4130-121 SALARIES - ZONING ADMINISTRATOR	60,375.00	62,000.00
10-4130-122 SALARIES - ASST ZONING ADMINISTRATR	2,500.00	2,500.00
10-4130-123 SALARIES - RECEPTIONIST	19,000.00	22,910.00
10-4130-124 SALARIES - PLANNING BOARD	17,500.00	17,500.00
10-4130-125 SALARIES - SIGN REMOVAL	4,500.00	4,500.00
10-4130-181 FICA EXPENSE - P&Z	8,000.00	8,500.00
10-4130-182 EMPLOYEE RETIREMENT - P&Z	12,500.00	13,000.00
10-4130-183 EMPLOYEE INSURANCE	18,500.00	19,500.00
10-4130-184 EMPLOYEE LIFE INSURANCE	300.00	325.00
10-4130-185 EMPLOYEE S-T DISABILITY	200.00	215.00
10-4130-193 CONSULTING	20,000.00	15,000.00
10-4130-194 CONSULTING - COG	1,500.00	10,000.00
10-4130-200 OFFICE SUPPLIES - PLANNING & ZONING	5,000.00	5,000.00
10-4130-201 ZONING SPECIFIC OFFICE SUPPLIES	2,500.00	2,500.00
10-4130-215 HISTORIC PRESERVATION	0.00	500.00
10-4130-220 TRANSPORTATION & IMPROVEMENTS	30,500.00	23,750.00
10-4130-321 TELEPHONE - PLANNING & ZONING	3,500.00	4,500.00
10-4130-325 POSTAGE - PLANNING & ZONING	3,500.00	4,200.00
10-4130-331 UTILITIES - PLANNING & ZONING	4,000.00	4,725.00
10-4130-370 ADVERTISING - PLANNING & ZONING	1,000.00	1,000.00
TOTAL PLANNING & ZONING EXPENDITURE	214,875.00	222,125.00

TOTAL EXPENDITURES	1,235,750.00	1,767,950.00
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NET REVENUES/(EXPENDITURES)	-15,000.00	0.00
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APPROPRIATION FROM FUND BALANCE	15,000.00	
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1 cent tax = approximately \$185,000.00

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

**FY2013
@ 5.2 cents**

Net Operating Revenues Over Expenditures		830,810.50
<u>Proposed non-recurring revenues</u>		
Subdivision Fees		
	75 lots (sketch, preliminary plat)	26,250.00
Annecy		
New	100 lots (sketch, preliminary)	35,000.00
Bromley	??	
Adjusted Revenues Over Expenditures		892,060.50
<u>Proposed non-operating expenditures to be funded</u>		
PVFD	Paid staff/training	672,000.00
	Building upgrades	0.00
	Potential increase in audit fees	800.00
WCVFD		0.00
Stallings VFD		48,000.00
Police	Increase in contract price	15,200.00
	Computer (if "hand-me-down" not available)	800.00
Public Safety	Defibrillator	1,125.00
Parks & Rec	Easter Egg Hunt	500.00
	Festival -- upfront money	1,000.00
	Holiday banners	1,500.00
	Tree - indoor	350.00
	Tree lighting - lights & installation	1,300.00
	Tree lighting - food/crafts/other	1,000.00
	Litter sweeps	250.00
	Meet and Greet local groups	1,200.00
Grounds maintenance	Medians maintenance	
	Medians landscaping	1,000.00
	Live tree	
Building Maint	Painting of Town Hall	10,000.00

	Roof	16,500.00
Council	VC3 - upfront	2,000.00
technology	VC3 - monthly fees	24,000.00
	Telephone system hardware/capital	5,000.00
Transportation	Roundabout irrigation	9,000.00
	Sidewalks	13,425.50
	Rea Road	
Attorney	Fire department contracts, opinions, research	43,275.00
Outside agency	Urban forester	3,000.00
Consulting	General consulting/ Land use survey	10,000.00
Salary adj	COLA/Merit/Taxes/Benefits (1.5% COLA, 1.5% bonus - December)	9,835.00
Total cost of non-operating expenditures		892,060.50

**FUND BALANCE
ASSIGNMENTS**

Library	\$250,000
Rea Road Engineering	\$200,000
Capital Projects (Town Hall, sidewalks)	\$50,000

**ADJUSTED UNASSIGNED FUND BALANCE AS OF
6/30/11**

**APPROXIMATE MINIMUM FUND BALANCE
REQUIRED**

(Town Policy states not less than 50% of budgeted expenditures)

Nancy Anderson - Good work on the fire department. I am glad that you were able to negotiate that out and you did an awesome job.

With there being no further comments, Mayor Davidson closed the public hearing.

D. Consideration of Approval of the Budget Ordinance for Fiscal Year 2012-2013 and to Set the Tax Rate. Mayor Pro Tem Barry moved to approve the budget for Fiscal Year 2012-2013 and to set the tax rate at 5.2 cents.

Councilmember Werner Thomisser – In the budget, I support the \$233,000 for police, the renovations to the Town Hall, the increase for attorney fees for various contracts and the salary increase for Town Hall staff. When you compare 3 cents to 5.2 cents you have a 74% increase in the tax rate. I took a look at all the other municipalities in Union County and they all held the tax rate as is. There is some discussion in Union County whether they are going to hold the tax rate at 66.5 or reduce it a half a penny. Then I took a look at what did the citizens of Weddington pay for fire service in fiscal year 2011/2012. In the case of Wesley Chapel VFD it was \$265,000, Stallings VFD it was \$42,000 and Providence VFD it was \$268,000 for a grand total of \$575,000 versus the new fiscal year 2012/2013 where Wesley Chapel VFD is signing a contract for \$125,000, Stallings \$48,000 and Providence VFD has signed a contract for \$546,000. The people of Weddington are paying \$719,000 for fire service for Fiscal Year 2012/2013 versus the \$575,000 they paid in the previous year. That is a 25% increase in the cost for fire service. But yet with a 5.2 cents property tax the Town is going to take in \$960,000 versus the \$552,000 last year so there is \$408,000 more ad valorem property taxes that are going to be taken in. By raising the ad valorem tax rate, I think we are going down a slippery slope. Bottom line, I cannot support this tax increase.

Mayor Pro Tem Barry - When you look at our tax rate that we are applying to the clear majority of citizens of our Town the previous fire tax coupled with the property tax is equivalent to what our ad valorem tax rate is now. A couple of pockets of the Town were on a fee district that will see in some cases a reduction and in some cases an increase. When you look at it in its entirety I think that there was a commitment on this Council's behalf that we had underpaid for fire service for a number of years and creating some level of equilibrium across the community was necessary. We have been able to come to the table with all three fire companies participating and delivering service and equalizing the tax rate. Isn't it great to have a solution after 20 + months?

Mayor Davidson asked the Council to consider the following adjustments. He stated, "We got the three contracts with the three fire departments. Providence VFD is receiving \$546,000 and that is their operating budget. The question that has been out there for a while is what are you going to do about the building improvements for Providence? I would like to move money around and get a capital improvement plan built for Providence to fix the building. We can do that by Providence VFD attempting to get a loan from the bank. A year ago the decision was does the Council give Providence \$450,000 for building improvements? I had an issue with that. I did not want to give away \$450,000 to an entity that did not have an operating budget up and running and at that point we did not know what would happen with the merger. Now we have come to a point where we have a contract with Providence VFD and we are the taxing authority and they have an operating budget that is sustainable and now we get to the point what do we do about the capital improvements? I think they can get a bank loan at this point. We can now put some money into capital improvements and there is no tax increase. It is money that we have. The first change is the defibrillator that has been discussed and promoted by the Public Safety Committee. My opinion is that we have a fire department 24/7 not far from here and they attend our meetings. We also have deputies that have defibrillators in their cars. We have Waxhaw CMC that just opened down the road here. I do not think that we need this. A few months ago we put some extra money in for attorney fees. It was \$110,000 last year and we put it to \$153,000. The threat of us needing that has gone down dramatically and I would like to take \$40,000 of that and put that into fire service. We do not need to separate capital improvement from operating and we just call it fire service."

Finance Officer Gaylord - We used to have two fire department lines and I would probably go ahead and list that as a separate line item just to distinguish what it is for. That line item you are talking about is Providence specific related but I might leave it on its own.

Mayor Pro Tem Barry - Every contract that we hire is service based only and we are going to allocate resources for capital needs at Providence then I think it warrants discussion that we are participating at some level to help the folks at Stallings and at Wesley Chapel.

Mayor Davidson - I do not mind at this point putting it for fire service.

Mayor Pro Tem Barry - Given the fluctuations in all these contracts in the 11th hour that all three of these companies have some needs and we are going to offer capital support in one direction, we need to be prepared to offer some level of support to the others as well.

Mayor Davidson – The phone system we had talked about for \$5,000 I would like to do the same thing with that. If we get some money for the right-of-way for the roundabout I would like that to go into the fire service also. That is about \$59,500 for all of those items. I think that is plenty for capital improvements. Next year – I think there is a minimum of \$50,000 more coming from the sales tax. One of the benefits from going from 3 cents to 5.2 cents is we become a larger portion of the county as far as total taxes and we get a larger portion of sales tax. We are bringing a lot of this money home that has been going to other places. We only get three months this year but next year we will get a full 12 months. The audit for the fire department will cost approximately \$5,600. We had put in the contract for Providence an audit requirement. We asked our current auditors what they would bid on that audit and they said \$5,600.

Councilmember Thomisser - We are talking about thousands of dollars and the defibrillator costs \$1,100. We had an incident at Wesley Chapel a few years ago where someone had a heart attack and they had a defibrillator in there and they were able to save that person. In the case of a heart attack time is of the essence. How much time does it take to go out to a fire truck and get the defibrillator when in fact you have one in the building? This is a public building. We are not talking about a whole lot of money as opposed to saving someone’s life. I am here representing the Public Safety Committee. It was a unanimous recommendation by that Committee.

Finance Officer Gaylord - The motor vehicle revenue is changing and it is supposed to change in March 2013. If all goes as planned we will actually collect a few extra months of income. That is not shown in the budget because I am not counting on it until we have in our pocket. Potentially you will have some extra income coming in later in the year that could be put towards the defibrillator.

Mayor Pro Tem Barry moved to put the purchase of the defibrillator in the budget. All were in favor, with votes recorded as follows:

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

Attorney Anthony Fox - The trend for legal fees has been less than you have budgeted. You could actually do \$43,000 instead of \$40,000 and gain some money back there.

Councilwoman Harrison moved to reduce the attorney fees in the budget by \$43,000. The vote on this motion is as follows:

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

Councilwoman Harrison moved to move the \$5,000 for the purchase of the phone system into fire service. The vote on this motion is as follows:

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

Councilwoman Hadley moved that if the Town receives a reimbursement from NCDOT relative to the roundabout to put that revenue into fire service.

Finance Officer Gaylord - We have an obligation at this point to pay the \$13,000 for the sidewalks per the contract that the Town signed and for them to relieve that would be a miscellaneous revenue for us. I would go ahead and put it in the budget as a miscellaneous revenue. The problem I am still seeing is we have \$45,000 for the right-of-way that we are giving away. At the time it comes up we can make an amendment if we have to. I can increase the revenue for motor vehicle by \$8,000 to get you where you want to be for fire service.

Councilwoman Hadley withdrew her motion.

Finance Officer Gaylord made the necessary amendments to the Budget Ordinance. Mayor Pro Tem Barry approved the amendments to his motion. The vote is as follows:

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

**TOWN OF WEDDINGTON, NORTH CAROLINA
 2012-2013 GENERAL FUND BUDGET ORDINANCE
 O-2012-09**

BE IT ORDAINED By The Town Council of Weddington, North Carolina, In Session Assembled:

Section 1. The following amounts are hereby appropriated in the General Fund for the operation of Weddington Government and its activities for the fiscal year beginning July 1, 2012 and ending June 30, 2013, according to the following summary and schedules:

SUMMARY

<u>FUND</u>	<u>ESTIMATED REVENUES</u>	<u>TOTAL APPROPRIATION</u>
General	\$1,775,950	\$1,775,950

Section 2. That for said fiscal year there is hereby appropriated out of the General Fund the following:

<u>GENERAL FUND</u>	<u>AMOUNT</u>
General Government	\$ 1,137,775
Planning & Zoning	222,125
Administrative	<u>416,050</u>
TOTAL APPROPRIATIONS – GENERAL FUND	<u>\$1,775,950</u>

Section 3. It is estimated that the following General Fund Revenues and Fund Balance Appropriations will be available during the fiscal year beginning July 1, 2012 and ending June 30, 2012 to meet the foregoing General Fund appropriations:

<u>REVENUE SOURCE</u>	<u>AMOUNT</u>
-----------------------	---------------

Ad Valorem Taxes	\$1,028,250
State-Collected Revenues	656,450
Zoning and Subdivision Revenues	72,250
Other Revenues	<u>19,000</u>
TOTAL REVENUE GENERAL FUND	<u>\$1,775,950</u>

Section 4. There is hereby levied for the fiscal year ending June 30, 2013 the following rate of taxes on each (\$100) assessed valuation of taxable property as listed as of January 1, 2012 for the purpose of raising the revenues from current year’s property tax as set forth in the foregoing estimates of Revenues, and in order to finance foregoing appropriations:

GENERAL FUND \$0.052

Section 5. The Finance Officer is hereby authorized to transfer appropriations within a fund contained herein under the following conditions:

- a. She may transfer amounts between object of expenditure within a department without limitation.
- b. She may transfer amounts between departments of the same fund with an official report on such transfers to the Town Council.
- c. She may make expenditures and/or transfers from appropriations as necessary.

Section 6. All capital items, (items exceeding \$5,000), are to be approved in accord with the adopted budget. The Finance Officer will maintain a list of approved capital outlay items.

Adopted this 11th day of June, 2012.

Item No. 9. Old Business.

A. Weddington Municipal Fire Service Model Update. The Town Council received a copy of the Wesley Chapel VFD Fire Suppression Contract and the Automatic Aid Agreement for Fire Protection. Mayor Davidson gave a brief update to the Town Council regarding fire service. He stated, “At this point we have a contract with Providence VFD, we have a contract and automatic aid agreement with Stallings VFD to reach areas that Providence cannot outside of their five mile area and lastly last week we got a contract with Wesley Chapel VFD.”

Mayor Pro Tem Barry moved to approve the Wesley Chapel VFD Fire Suppression Contract and the Automatic Aid Agreement. All were in favor, with votes recorded as follows:

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

Mayor Davidson – We have been working on our insurance rating with the Department of Insurance for the Town. We have been in contact with Chet Hill and have been providing information. To officially get our insurance rating may take 90 days but everyone will have a 6 rating during the process. No insurance will change during the process.

Councilwoman Hadley stated, “I have been working with Larry Brinker, Director of Emergency Communications for the County. He and I communicate every three to four days to stay abreast of any developments that need my attention or his and just to keep one another updated. I have talked to him about the WCVFD contract and that the previous response/call map would need some adjusting. Chief

Dye and I will meet tomorrow and have those adjustments to him as soon as possible but with all due diligence. The IT Department of Emergency Communications has developed a 'Zone' for the Town of Weddington so everything is ready for the Areas to be plugged in. He has assured me that our timeframe is achievable. What has not given me heartburn is that if quality control is not exactly where we want it on July 1st he said there would be no issues if we want to pull the trigger on July 7. He has been very positive and complimentary and he feels like our timeframe is workable and will go off as scheduled.”

B. Review and Consideration of Devonridge Subdivision Agreement. The Town Council received the following memo from Town Administrator McCollum and a copy of the proposed agreement:

On March 15, 2012 the Town cashed in the Letter of Credit for the Devonridge Subdivision and is currently holding \$61,270.40 for work to satisfy Union County Public Works and \$87,885.00 for work recommended by our engineer US Infrastructure. The Town is also holding \$29,212.00 until the Homeowners Association is established and takes over the roads.

Devonridge obtained final plat approval from the Town on January 8, 2007 and as a condition of approval committed to complete certain infrastructure improvements including water and sewer installation and activation and road performance and maintenance. No home has yet been constructed in the Devonridge Subdivision. The current developer seeks to sell the property. The current developer and future buyer seek for the Town to retain the money held until such time as all improvements are completed and permits are acquired and the HOA assumes responsibility for the roads.

The term of this Agreement shall be until the project is completed to the satisfaction of UCPW and USI and the streets are accepted by the HOA. Upon all improvements being made, the Town would then transfer all moneys to the Buyer. The agreement would need to be signed by the current developer, the future buyer and the Town. The developer has paid \$1,000 towards the fees associated with the drafting of the agreement.

Attorney Fox - What we are doing is accommodating the transfer of assets from the current owner to a prospective buyer. All parties will sign the agreement and waive any claims against us and agree to indemnify and defend us if anybody else has any claims to this money that we are holding. In the future we will transfer over the money to them upon evidence that they have done the work that they are supposed to do as a part of our subdivision process.

Councilwoman Harrison moved to approve the Devonridge Subdivision Agreement. All were in favor, with votes recorded as follows:

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

C. Review and Consideration of Right-of-Way for Roundabout. The Town Council received the following memo from Town Planner Jordan Cook and a map showing the right-of-way areas:

- Construction of the NC 84 Weddington-Matthews Road Dual Lane Roundabout should begin in the next few months. NCDOT wants to begin work as soon as schools are out but may be delayed due to right-of-way concerns.
- At the last meeting the Town Council voted 3-1 in support of the roundabout project. NCDOT budgeted only \$75,000 for right-of-way costs. Town right-of-way is worth approximately \$58,000 and NCDOT must purchase right-of-way from many other property owners. NCDOT has asked that the Town donate all 8,080 square feet or 0.18 acres of permanent right-of-way. NCDOT also asks that the Town donate 7,020 square feet or 0.16 acres of temporary right-of-way. This

temporary right-of-way will be along Weddington Road and only used to park construction equipment during the construction phase. Please see the attached map for detailed renderings of the right-of-way areas.

- NCDOT has agreed to relieve the Town of the \$13,425.50 cost for the sidewalks along Providence Road. NCDOT will also offer the Town compensation at the end of the project for any remaining balance of funds.

Mayor Davidson – We have been asked to give \$58,000 for the right-of-way to DOT. The roundabout was an after the fact solution to some of the affects of the initial project so it was never put in the budget. They are ready to go and need the right-of-way.

Mayor Pro Tem Barry moved to give NCDOT the right-of-way as stated in Town Planner Cook’s memo for their relief of the \$13,425.50 in the budget for Fiscal Year 2012/2013 for the sidewalk construction costs on Providence Road. The vote is as follows:

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

Item No. 10. New Business.

A. Consideration of Budget Amendment for Fiscal Year 2011-2012. Finance Officer Gaylord reviewed the proposed budget amendment for Fiscal Year 2011-2012 with the Town Council. Mayor Pro Tem Barry moved to approve the budget amendment:

All were in favor, with votes recorded as follows:

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

**TOWN OF WEDDINGTON
 PROPOSED AMENDED
 BUDGET
 FYE 6/30/2012**

	PROPOSED AMENDED	ORIGINAL BUDGET	
Revenues			
Ad Valorem Taxes	596,250	587,750	
State-Collected Revenues	591,000	618,750	A
Zoning and Subdivision Revenues	11,000	11,000	
Other Revenues	22,500	22,520	
Total Revenues	1,220,750	1,240,020	
Expenditures			
Administrative Expenditures	384,800	434,275	B
Planning and Zoning Expenditures	214,875	196,650	C
General Government Expenditures	636,075	609,095	D
Total Expenditures	1,235,750	1,240,020	
Appropriation from Fund Balance	15,000		


{A} Reduction in utility franchise fees due to mild winter

{B} Reduction in amount budgeted for landscaping medians

{C} Town's cost of sidewalks installed by NCDOT along Providence Rd not included in original budget

{D} Increase funding for PVFD paid staff to 24/7 coverage

**TOWN OF
WEDDINGTON
PROPOSED AMENDED BUDGET
FYE 6/30/2012**

	<u>FY 2012 PROPOSED AMENDED BUDGET</u>	<u>FY 2013 ORIGINAL BUDGET</u>
 balance has changed		
REVENUE:		
10-3101-110 AD VALOREM TAX - CURRENT	552,000.00	550,000.00
10-3102-110 AD VALOREM TAX - 1ST PRIOR YR	7,500.00	5,000.00
10-3103-110 AD VALOREM TAX - NEXT 8 YRS PRIOR	2,500.00	1,000.00
10-3110-121 AD VALOREM TAX - MOTOR VEH CURRENT	32,500.00	30,000.00
10-3115-180 TAX INTEREST	1,750.00	1,750.00
10-3231-220 LOCAL OPTION SALES TAX REV - ART 39	135,000.00	120,000.00
10-3322-220 BEER & WINE TAX	41,000.00	48,750.00
10-3324-220 UTILITY FRANCHISE TAX	415,000.00	450,000.00
10-3340-400 ZONING & PERMIT FEES	10,000.00	10,000.00
10-3350-400 SUBDIVISION FEES	1,000.00	1,000.00
10-3830-891 MISCELLANEOUS REVENUES	13,500.00	1,500.00
10-3831-491 INVESTMENT INCOME	9,000.00	21,020.00
TOTAL REVENUE	<u>1,220,750.00</u>	<u>1,240,020.00</u>
GENERAL GOVERNMENT EXPENDITURE:		
10-4110-126 FIRE DEPT SUBSIDIES	268,000.00	236,520.00
10-4110-128 POLICE PROTECTION	217,000.00	220,000.00
10-4110-192 ATTORNEY FEES	110,000.00	110,000.00
10-4110-195 ELECTION EXPENSE	10,825.00	10,825.00
10-4110-340 EVENTS & PUBLICATIONS	27,750.00	27,750.00
10-4110-495 OUTSIDE AGENCY FUNDING	2,500.00	4,000.00
TOTAL GENERAL GOVT EXPENDITURE	<u>636,075.00</u>	<u>609,095.00</u>
ADMINISTRATIVE EXPENDITURE:		
10-4120-121 SALARIES - CLERK	65,000.00	67,500.00
10-4120-123 SALARIES - TAX COLLECTOR	39,000.00	40,000.00
10-4120-124 SALARIES - FINANCE OFFICER	8,000.00	10,500.00
10-4120-125 SALARIES - MAYOR & TOWN COUNCIL	21,000.00	21,000.00

10-4120-181 FICA EXPENSE	10,400.00	10,400.00
10-4120-182 EMPLOYEE RETIREMENT	20,000.00	17,100.00
10-4120-183 EMPLOYEE INSURANCE	18,000.00	18,000.00
10-4120-184 EMPLOYEE LIFE INSURANCE	325.00	325.00
10-4120-185 EMPLOYEE S-T DISABILITY	300.00	300.00
10-4120-191 AUDIT	7,800.00	8,100.00
FEES		
10-4120-193 CONTRACT LABOR	2,000.00	5,000.00
10-4120-200 OFFICE SUPPLIES - ADMIN	17,500.00	20,500.00
10-4120-210 PLANNING CONFERENCE	1,000.00	2,500.00
10-4120-321 TELEPHONE - ADMIN	3,500.00	1,575.00
10-4120-325 POSTAGE - ADMIN	3,500.00	4,200.00
10-4120-331 UTILITIES - ADMIN	4,000.00	4,725.00
10-4120-351 REPAIRS & MAINTENANCE - BUILDING	8,500.00	8,500.00
10-4120-352 REPAIRS & MAINTENANCE - EQUIPMENT	25,000.00	20,000.00
10-4120-354 REPAIRS & MAINTENANCE - GROUNDS	75,000.00	108,450.00
10-4120-355 REPAIRS & MAINTENANCE - PEST CONTRL	750.00	750.00
10-4120-356 REPAIRS & MAINTENANCE - CUSTODIAL	5,750.00	5,750.00
10-4120-370 ADVERTISING - ADMIN	1,000.00	1,000.00
10-4120-397 TAX LISTING & TAX COLLECTION FEES	1,000.00	2,000.00
10-4120-400 ADMINISTRATIVE:TRAINING	3,500.00	4,100.00
10-4120-410 ADMINISTRATIVE:TRAVEL	6,300.00	6,500.00
10-4120-450	12,500.00	24,000.00
INSURANCE		
10-4120-491 DUES & SUBSCRIPTIONS MUMPO	20,000.00	18,000.00
10-4120-498 GIFTS & AWARDS	1,500.00	1,500.00
10-4120-499 MISCELLANEOUS	2,675.00	2,000.00
TOTAL ADMINISTRATIVE EXPENDITURE	<u>384,800.00</u>	<u>434,275.00</u>
PLANNING & ZONING EXPENDITURE:		
10-4130-121 SALARIES - ZONING ADMINISTRATOR	60,375.00	60,375.00
10-4130-122 SALARIES - ASST ZONING ADMINISTRATR	2,500.00	2,500.00
10-4130-123 SALARIES - RECEPTIONIST	19,000.00	22,575.00
10-4130-124 SALARIES - PLANNING BOARD	17,500.00	17,500.00
10-4130-125 SALARIES - SIGN REMOVAL	4,500.00	4,500.00
10-4130-181 FICA EXPENSE - P&Z	8,000.00	8,000.00
10-4130-182 EMPLOYEE RETIREMENT - P&Z	12,500.00	13,700.00
10-4130-183 EMPLOYEE INSURANCE	18,500.00	19,500.00
10-4130-184 EMPLOYEE LIFE INSURANCE	300.00	300.00
10-4130-185 EMPLOYEE S-T DISABILITY	200.00	200.00
10-4130-193 CONSULTING	20,000.00	15,000.00
10-4130-194 CONSULTING - COG	1,500.00	10,000.00
10-4130-200 OFFICE SUPPLIES - PLANNING & ZONING	5,000.00	5,000.00
10-4130-201 ZONING SPECIFIC OFFICE SUPPLIES	2,500.00	2,500.00
10-4130-215 HISTORIC PRESERVATION	0.00	500.00
10-4130-220 TRANSPORTATION & IMPROVEMENTS	30,500.00	3,000.00
10-4130-321 TELEPHONE - PLANNING & ZONING	3,500.00	1,575.00
10-4130-325 POSTAGE - PLANNING & ZONING	3,500.00	4,200.00
10-4130-331 UTILITIES - PLANNING & ZONING	4,000.00	4,725.00
10-4130-370 ADVERTISING - PLANNING & ZONING	1,000.00	1,000.00
TOTAL PLANNING & ZONING EXPENDITURE	<u>214,875.00</u>	<u>196,650.00</u>

TOTAL EXPENDITURES	1,235,750.00	1,240,020.00
NET REVENUES/(EXPENDITURES)	-15,000.00	0.00
APPROPRIATION FROM FUND BALANCE	15,000.00	

B. Consideration of Amendment to Charter for WUCMC. The Town Council received a copy of the minutes from the May 17, 2012 WUCMC Regular Meeting. Mayor Davidson advised that this is a group of the surrounding five municipalities and there are two members per municipality which makes a group of 10. He stated, “To get a quorum they need six people. They have struggled to get six people. At their most recent meeting they made an adjustment where there are five mayors at the meeting and to have a quorum is three people now. The mayor will designate someone in his or her place. Mayor Pro Tem Barry is our designated person to attend these meetings.”

Councilwoman Harrison moved to approve the amendment to the charter for WUCMC. All were in favor, with votes recorded as follows:

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

C. Review and Consideration of VC3 Contract. The Town Council received a copy of the VC3 Contract. Councilwoman Harrison moved to approve the VC3 contract effective July 1. All were in favor, with votes recorded as follows:

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

D. Consideration of Endorsing Letter Regarding School Funding. The Town Council received a copy of the following letter drafted by Mayor Davidson regarding school funding.

Board of County Commissioners
 The Honorable Craig Horn
 The Honorable Tommy Tucker
 Union County Board of Education

The Weddington Town Council would like to emphasize the importance of maintaining the quality of the schools in Union County. Many Weddington citizens list the quality of the Union County school system as a top reason for moving to Weddington.

Weddington property values have dropped substantially over the past few years. If the quality of the school system is compromised, property values are likely to drop further.

Three of the area schools attended by Weddington students are currently beyond enrollment capacity. Adequate staffing is critical in these situations.

The Weddington Town Council would like to encourage the Union County Commissioners to seek additional alternate funding for the school system without increasing taxes. Thank you.

Mayor Pro Tem Barry moved to approve and send the letter out regarding school funding. All were in favor, with votes recorded as follows:

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

Item No. 11. Update from Town Planner. The Town Council received the following update from Town Planner Cook:

- NCDOT plans to start construction of the Weddington Church Road relocation this month. The project has been awarded to Boggs Paving. NCDOT held several meetings with adjacent landowners last month and has agreed to provide a vegetative buffer to those residents located in the Weddington Estates subdivision. NCDOT is continuing to talk with Daniel Healy (owner of the large house on Bluebird Lane) about the proposed road relocation and possible impacts to his pond.
- The Town has selected Clay Burch with GreenTek to install additional landscaping to the medians along Providence Road, Hemby Road and Rea Road. The contract has been signed and work should begin as soon as NCDOT approves the planting permit.
- The Agritourism and Agricultural Use Definition text amendments were on the February 27th Planning Board agenda (both received a favorable recommendation). These text amendments have been amended since that February Planning Board meeting. Mayor Davidson, Dorine Sharp, Rob Dow and I met earlier this week to discuss these text amendments further. The Town Attorney and Planning Board will have another opportunity to review them before they are on a Town Council agenda.
- I sent the Town Council the 2002, 2006 and 2007 Town surveys on April 12th. This was discussed at the Planning Retreat during the Land Use Plan update conversation. Please send me comments in the next week so that we can begin developing a survey.
- Polivka International Company submitted their MX Conditional Zoning Application along with a Land Use Map Amendment request on April 25, 2012. The Land Use Map Amendment must occur before the rezoning can take place per *Section 58-60 of the Weddington Zoning Ordinance*. The Land Use Amendment was on the May 21st Planning Board agenda where it received a favorable recommendation with a 4-2 vote. The Land Use Map Amendment will be on the June 11th Town Council agenda to call for the Public Hearing. The actual Public Hearing is scheduled to take place on July 9th. If the Town Council approves the Land Use Map Amendment the MX Rezoning will be on the July 23rd Planning Board agenda.
- The following items were on the May 21st Planning Board agenda:
 - Subdivision Sales Signs Text Amendment
 - Polivka Land Use Map Amendment from Traditional Residential to Business
 - Discussion of Town Sponsored Event Signs Text Amendment

Item No. 12. Update from Town Administrator/Clerk. The Town Council received the following update from Town Administrator McCollum:

- § I have called NCDOT regarding the mowing of Old Mill Road. I have heard from several people that this is being missed during NCDOT's mowing cycle.
- § I have had several residents question what road project will be occurring on Weddington-Matthews Road due to the construction signs that have been placed. Per Tim Boland with

NCDOT he believes that it is a road resurfacing project and will get further information on this for the Town.

- § Thank you to Boy Scout Troup #99 for helping organize and clean the garage/storage area.
- § Mr. Jack Steele has resigned from the Planning Board effective June 5. He also served on the Board of Adjustment and Historic Preservation Commission. His term will expire in December of this year.
- § The Public Safety Advisory Board voted to change their meeting schedule from monthly to an as needed basis or when directed by Town Council or staff to research an issue/item.
- § We will start working on the next newsletter to be mailed the end of July.
- § Residents are able to report coyote sightings through a database created by the Mecklenburg County Park and Recreation's Natural Resources Department. They are collecting observations on the coyote population of the Charlotte and surrounding areas so County biologists can better understand the habitat, movement and issues that impact the region's urban wildlife and its effects on citizens. I have posted information on the website and Facebook on where to report this information. Through the sightings, this department catalogues the information in a database and plots the sightings on a map. This department plans to post a map of the sightings online, once all of them have been logged. Only three sightings have been reported in the Weddington area.
- § We intend to give the deputies one or two of the current staff computers for their use once Town staff is switched over to VC3. We are working with the Sheriff's Office IT Department to make sure they are compatible with what programs they use.
- § A letter to the Post Office was sent requesting a Weddington Zip Code. No response to this letter has been received.
- § I have spoken with representatives of the Providence VFD to work on getting reports of False Fire Alarms to start tracking these false alarms and giving the proper citations. False fire alarms are not recorded through the reports currently received by the Town deputies.

Upcoming Meeting Dates:

- June 11 - Special Town Council Meeting beginning at 6:00 p.m.
- June 11 - Regular Town Council Meeting beginning at 7:00 p.m.
- June 25 - Regular Planning Board Meeting beginning at 7:00 p.m.

Item No. 13. Public Safety Report.

Weddington Deputies: 479 calls

Providence VFD

Automatic Aid Given – 11

Automatic Aid Received – 1

Total Incidents – 25

The Town Council also received the Income and Expense Budget Performance and the Balance Sheet for May 2012.

Wesley Chapel VFD – 103 Calls

Item No. 14. Update from Finance Officer and Tax Collector.

A. Finance Officer's Report. The Town Council received the Revenue and Expenditure Statement and Balance Sheet for May 1, 2012 to May 31, 2012.

B. Tax Collector's Report.

Monthly Report – May 2012

Transactions:	
<5.00 Adjustments	\$(26.46)
Penalty and Interest Payments	\$(148.17)
Refunds	\$179.56
Overpayments	\$(87.08)
Taxes Collected:	
2011	\$(3,094.36)
2010	\$(113.60)
2009	\$(113.60)
As of May 31, 2012; the following taxes remain Outstanding:	
2002	\$82.07
2003	\$160.16
2004	\$159.59
2005	\$291.65
2006	\$169.79
2007	\$188.41
2008	\$2,017.21
2009	\$2,821.64
2010	\$5,255.84
2011	\$13,036.50
Total Outstanding:	\$24,182.86

Item No. 15. Transportation Report. There was no Transportation Report.

Item No. 16. Council Comments. Councilwoman Harrison talked about the Weddington High School Senior Honors Ceremony that she attended. She stated, “It really impressed me how many seniors that are in Weddington won awards or full scholarships.”

Councilwoman Harrison also discussed the Solid Waste Management Meeting she attended that dealt with trash and recycling. She stated, “Something that individuals may not be aware of is that you are no longer allowed to throw prescription drugs into your septic, sewer or into your landfill. We have to figure out how we are going to do some type of collection process for this. I would also like to thank the four people that stayed for the entire meeting.”

Item No. 17. Closed Session – Consideration of Approval of May 14, 2012 Minutes and Pursuant to 143-318.11(a) (3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged and (6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. Mayor Pro Tem Barry moved to go into Closed Session pursuant to what is listed above. All were in favor, with votes recorded as follows:

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

NAYS: None

Item No. 18. Open Session. Mayor Pro Tem Barry moved to come back into Open Session. All were in favor, with votes recorded as follows:

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

NAYS: None

Item No. 19. Payment of Invoice. Mayor Pro Tem Barry moved to approve the payment of \$1,082.65 to Goodwin and Hinson for legal work performed for Parcel A. All were in favor, with votes recorded as follows:

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

NAYS: None

Item No. 20. Adjournment. Councilwoman Harrison moved to adjourn the June 11, 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

Walker F. Davidson, Mayor

Amy S. McCollum, Town Clerk

Stephen M. Thomas •
Eloise D. Bradshaw
David W. Hood •
Kimberly H. Whitley
Michael J. Barnett
Michael P. Thomas

Casey W. Pope
David W. Aycock
Susan W. Matthews

L. Oliver Noble, Jr. • *

• Certified Mediator
* Of Counsel

Patrick • Harper • Dixon

Attorneys At Law

Bailey Patrick (1898-1989)
F. Gwyn Harper, Jr. (1911-1994)
James T. Patrick (1936-1990)
Charles D. Dixon (Retired)

Post Office Box 218
Hickory, NC 28603

PNC Bank Building
34 Second Street, NW
Hickory, NC 28601

Telephone (828) 322-7741
Facsimile (828) 322-9340

Writer's E-Mail:
Smatthews@phd-law.com

June 7, 2012

Via Federal Express for Overnight Delivery and Electronic Mail

Town of Weddington
c/o Jordan Cook
Zoning Administrator and Town Planner
1924 Weddington Road
Weddington, NC 28104

Re: Union Power's Proposed Text Amendment to Section 58-4, *Essential Services*,
Class I

Dear Jordan:

Pursuant to Section 58-270(c) of the Town's Code of Ordinances and on behalf of my client, Union Power Cooperative, I am submitting the attached proposed text amendment to Section 58-4 of the Town's Code along with the \$650.00 application fee. It is my understanding that the Town does not have a formal text amendment application and that this cover letter will satisfy the requirements of Section 58-270(c).

In its proposed text amendment, Union Power seeks to amend the definition of *Class I Essential Services*, as defined in Section 58-4, to include a provision that electrical lines and monopole electrical transmission towers are exempt from complying with setback requirements. A draft of the proposed language is attached hereto.

We believe that the proposed amendment is simple and straightforward, and moreover, that it will be mutually beneficial to Union Power, the Town, and Town residents and property owners. We also believe that because the proposed amendment is limited to monopole structures, it is the minimum change necessary to effectuate the mutual benefits discussed below.

The Town's current Code allows for electrical lines but does not exempt them from setback requirements. Unless the proposed amendment is adopted, new electrical lines in the

{PHD 00574751.DOCX }

Patrick • Harper • Dixon
Attorneys At Law

June 7, 2012
Page 2

Town must be constructed (and existing lines must be expanded or replaced) in compliance with the relevant setback requirements. This means that if Union Power or another power provider were to install an electrical line in the Town today, in several zoning districts the line would have to be placed well inside the properties it crosses, rather than up against the property lines. This would be far more disruptive to the property owners and sometimes could force the line right up against residences or other buildings. Union Power and other providers also could not build lines along road rights-of-way in some zoning districts, which is where many existing lines (which apparently were built before the current Code's adoption) in the Town are found. This proposed amendment would eliminate these issues and allow lines to be placed along property lines and road rights-of-way, minimizing disruption to property owners and residents and maintaining consistency within the Town about where power lines are built.

This amendment also would not be a significant alteration to the Code as some zoning districts already do not have a minimum front, side, or rear yard setback requirement for electrical lines.

For the above reasons, Union Power requests that its proposed text amendment be placed on the Town Planning Board's agenda for its June 25, 2012 meeting. Please feel free to contact me if you have any questions or need any additional information. We look forward to working with the Town on this amendment.

Sincerely,

PATRICK, HARPER & DIXON, LLP


Susan W. Matthews

SMW/caf
Enclosure

**Union Power Cooperative's Proposed Text Amendment
to
Weddington's Code of Ordinances, Section 58-4 "Definitions"**

Essential services means publicly or privately owned facilities or systems for the distribution of gas, electricity, steam or water, the collection and disposal of sewage or refuse, the transmission of communications, or similar functions necessary for the provision of public services. The term "essential services" is divided into the following classes:

(1) *Class I.* Transmission lines, whether subterranean or overhead, including electrical, natural gas and water distribution lines, sewer gravity lines and pressure mains, underground septic tanks and drainfields, cable television and telephone transmission lines or similar utility lines. **Electrical lines and electrical transmission towers, except for non-monopole structures such as steel lattice towers, are exempt from all setbacks that would otherwise be required by this Ordinance.**

(2) *Class II.* Booster stations, pumping stations, switching facilities, substations, lift stations or other similarly required facilities in connection with telephone, nonwire communications, electricity, steam, water, water storage, sewer or other similar utilities. This classification is not intended to govern apparatus and functions set out in essential services class IV, more particularly defined below.

(3) *Class III.* Generation, production, or treatment facilities such as power plants, sewage treatment plants or similar utilities.

(4) *Class IV.* Subterranean neighborhood or cabinet-style switching facilities designed to handle telephone transmissions within the immediate vicinity of the town.

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

MEMORANDUM

TO: Weddington Town Council

FROM: Amy S. McCollum, Town Administrator

DATE: July 5, 2012

SUBJECT: Code Enforcement Proposal

Centralina Council of Governments currently performs code enforcement technical assistance services for the Town of Weddington on an as needed basis. Attached is a proposal for these services for Fiscal Year 2012-2013 in the amount of \$5,071 plus 15 member hours. The Town spent \$686.50 for these services in Fiscal Year 2011/2012. The scope of services includes the following:

- § Inspection of Residential/Commercial Structures
- § Management/Nuisance Review
- § Issuance of Notices to the Owners of Substandard Residential Properties
- § Schedule and Hold Hearings Related to Code Enforcement Violations
- § Completion of Follow-up – Compliance Inspections
- § Provide Consultation (upon request) for Town Staff Regarding Code Enforcement

Please let me know if you have any questions.



June 25, 2012

Ms. Amy McCollum, Town Administrator
Town of Weddington
1924 Weddington Rd.
Weddington, NC 28104

Re: Code Enforcement Proposal

Dear Ms. McCollum:

Centralina Council of Governments (CCOG) is submitting this proposal to the Town of Weddington to continue to provide Code Enforcement technical assistance services. It is very difficult to estimate the amount of time it will take to bring a property into compliance; therefore we will address as many properties as possible within the allotted hours specified in this proposal.

The estimated cost for code enforcement services for fiscal year 2012-2013 is \$5,071.00 plus the use of 15 member hours from the Town's FY 12-13 member hour allocation.

We feel confident that we will provide you with Code Enforcement technical assistance that will meet the specific needs of the Town. If you are in agreement with this proposal and the scope of services, please sign the attached Service Agreement and return a copy to me at your earliest convenience. If you have questions concerning this proposal please contact me at (704) 688-6502 or vrrittenhouse@centralina.org.

Sincerely,

A handwritten signature in black ink that reads 'Victoria Rittenhouse'. The signature is written in a cursive style.

Victoria Rittenhouse
Coordinator, Community & Economic Development

Enclosure: Scope of Services
Service Agreement

Centralina Council of Governments
525 North Tryon Street, 12th Floor
Charlotte, NC 28202
Phone: 704-372-2416 Fax: 704-347-4710
www.centralina.org

Scope of Services

1. Inspection of residential/commercial structures
2. Management/Nuisance Review
3. Issuance of notices to the owners of substandard residential properties
4. Schedule and hold hearings related to code enforcement violations
5. Completion of follow-up - compliance inspections
6. Provide consultation (upon request) for Town staff regarding code enforcement

Our Services in this proposal do not include owner information, research, legal work or other process related matters.

SERVICE AGREEMENT MEMORANDUM

Upon the request of the undersigned local government [**Town of Weddington**], the Centralina Council of Governments (Centralina) agrees to perform the services described in the attached "Scope of Service." The estimated cost of these services to be paid by the local government is **5,071.00** plus **15** member hours from FY **12-13** allocation for the project: **Weddington Code Enforcement**

It is agreed that notwithstanding any estimates given, the local government will be expected to pay the actual costs outline in the Scope of Services/Proposal for providing code enforcement services. The municipality will be billed in equal increments on a monthly basis during the course of the fiscal year for such services. If, during the course of this work, it appears that the services needed to complete this project are likely to exceed the estimated costs, Centralina will notify the local government's project manager prior to performing services in excess of the budgeted amount. The local government may then choose to approve the additional cost or reduce the scope of work.

If the actual costs are less than those estimated, Centralina will bill the local government only for actual costs incurred. Actual costs of the project shall be determined using: (a) the hourly rates for the employees working on the project, (b) Centralina's standard indirect cost rate, and (c) any specialized project costs required and previously agreed upon by Centralina and the local government.

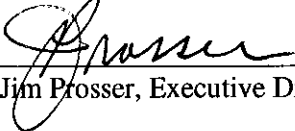
It is estimated that from the notification to proceed, it will take **12 month(s)** to perform these services. Services will be completed by **June 30, 2013**.

This proposal to perform the "Scope of Services" is valid for a period of **sixty (60) days** from this **25th** day of **June, 2012**.

If you wish Centralina to proceed with this work, please have an authorized official acknowledge acceptance of this proposal and forward the same to us. Upon receipt by Centralina of this Agreement properly executed, it shall become the contract between the parties and the "Notice to Proceed" with the work.

CENTRALINA COUNCIL OF GOVERNMENTS:

Proposal # **TEM13601P**

By: 
Jim Prosser, Executive Director

PROPOSAL PREPARED BY: Victoria Rittenhouse (Centralina Staff)

Accepted, this _____ day of _____ 20 ____.

LOCAL GOVERNMENTAL UNIT: Weddington

By: _____
Signature of Authorized Official of Local Government

Service Agreement approved as to form by Attorney for Centralina: **William H. McNair**
Effective Date: 07/01/2005

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

MEMORANDUM

TO: Mayor Walker Davidson
Town Council

CC: Amy McCollum, Town Clerk

FROM: Jordan Cook, Zoning Administrator/Planner

DATE: July 9, 2012

SUBJECT: Polivka Land Use Map Amendment

Mr. A. Basil Polivka requests a Land Use Map Amendment on his property located at 13700 Providence Road.

Application Information:

Date of Application: April 25, 2012
Applicant Name: Polivka International
Owner Name: Polivka Parking Solutions LLC
Parcel ID#: 06-150-045
Property Location: 13700 Providence Road
Existing Zoning: R-40
Proposed Zoning: R-40 (No proposed zoning change at this time)
Existing Land Use: Traditional Residential
Proposed Land Use: Business
Existing Use: Single Family Home (vacant)
Parcel Size: 5.064 Acres

General Information:

- Parcel 06-150-045 currently has a Land Use designation of Traditional Residential. The applicant proposes that this designation be changed to Neighborhood Business or Business as shown on the Land Use Map.
- The Land Use Plan is a document used to promote the Town's vision and shall be used as a guide for future development.
- The Land Use Plan may be amended at any time by the Town Council; however, the Land Use Plan does state on Page 25 (attached) that "land use amendments may occur more frequently than policy changes but should not occur more than twice per year." The last Land Use Map amendment was approved by the Town Council on October 10, 2011.

- The October 10, 2011 Land Use Map amendment changed the Spittle and Matthews properties, located along Weddington-Matthews Road property from Traditional Residential and Residential Conservation to Business. On June 14, 2010 a portion of Mike Treske's property was changed to Business.
- The Planning Board gave this land use map amendment application a favorable recommendation by way of a 4-2 vote. The Planning Boards May 21, 2012 minutes are included in your packet.
- Included in your packet are the following items:
 - Land Use Map Amendment request from A. Basil Polivka dated April 25, 2012
 - Land Use Map created by Overcash Demmit for Polivka International
 - Official Town of Weddington Land Use Map
 - Pages 6-8 of the Weddington Land Use Plan
 - Page 18 of the Weddington Land Use Plan
 - Page 25 of the Weddington Land Use Plan
 - May 21, 2012 Planning Board minutes



NORTH CAROLINA OFFICE

10700 Sikes Place, Suite 110
Charlotte, NC 28277

Phone: 704.321.0802

Fax: 704.321.0805

www.polivkaintl.com

April 25, 2012

Planning Board
Town of Weddington
Weddington, NC 28104

Re: Parcel Number 06150045
Deed Book and Page: 4430 and 0860
Owner: Polivka Parking Solutions, LLC

Dear Members of the Planning Board:

I am writing to request a land use amendment from Traditional Residential to Business on the Land Use Map for my property located on the west side of Providence Road across from the existing Harris Teeter shopping center, north of the Weddington United Methodist Church and south of the Hunter Berry Farm. It is my desire to work with the Town of Weddington in enhancing the quality of life in the community and have my property compliment the adjacent properties which are listed as commercial and business.

It is my understanding that in the past few years the Planning Board has amended the land use of 3 other parcels near my property from residential to business. I am trusting that the Planning Board will provide me the same consideration in amending the present land use of my property from Traditional Residential to Business to enable my business to build and locate its corporate office in Weddington.

Thank you for your attention and consideration to my request.

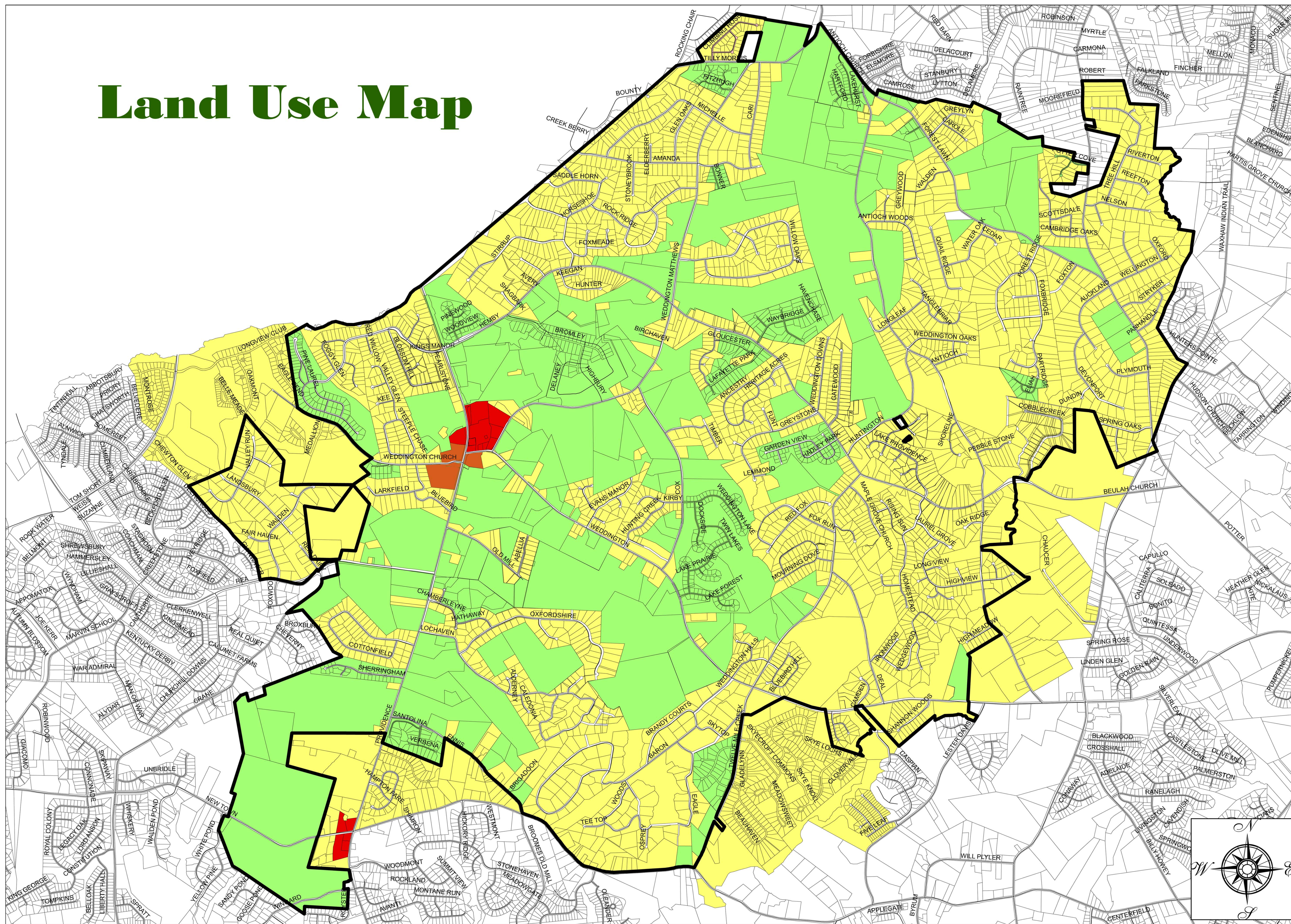
Sincerely,

A. Basil Polivka

www.polivkaintl.com

INDUSTRIAL & RAILWAY SITE DEVELOPMENT: DESIGN BUILD • PROJECT MANAGEMENT • GENERAL CONTRACTORS

Land Use Map



ODA
overcash demmitt

2010 south tryon st. suite 1a
charlotte north carolina 28203
office .704.332.1615
web. www.odarch.com

POLIVKA INTERNATIONAL

POLIVKA Parking Solutions, LLC
10700 Sikes Place, Suite 110
CHARLOTTE, NORTH CAROLINA 28277
Phone: 704-321-0802

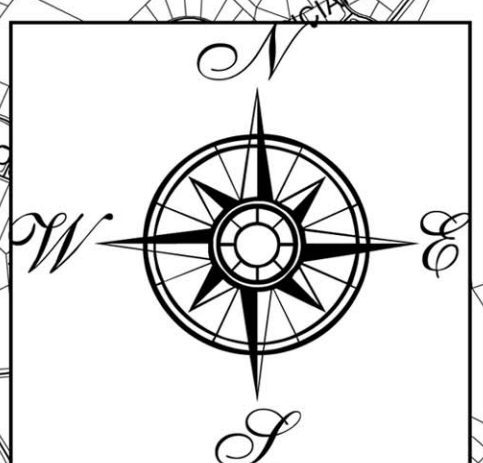
WEDDINGTON OFFICE
PROVIDENCE ROAD
WEDDINGTON, NORTH CAROLINA

PARCEL ID NUMBER:
06150045
Zoned R-40

PROPOSED:
MX
Mixed Use Conditional

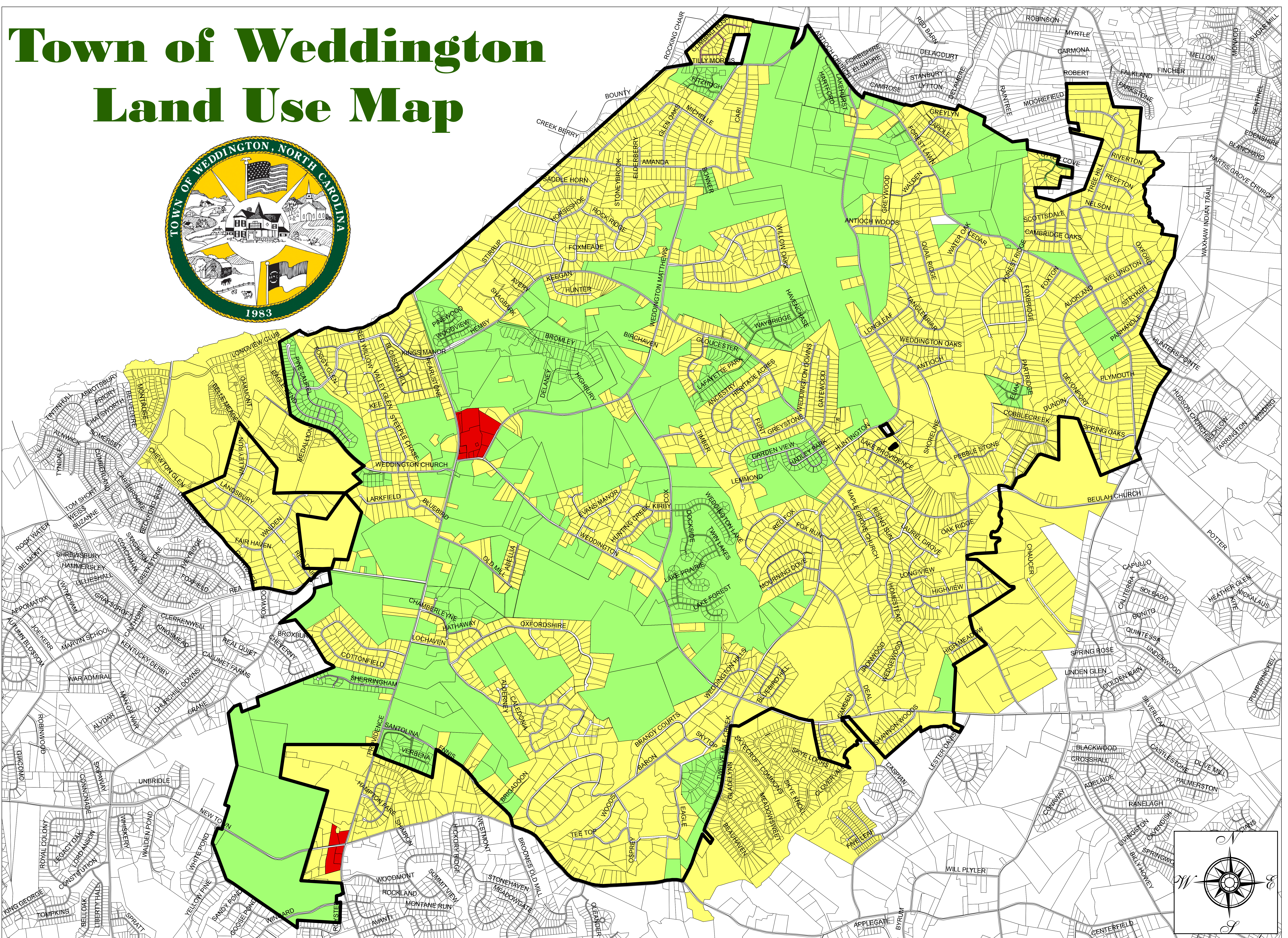
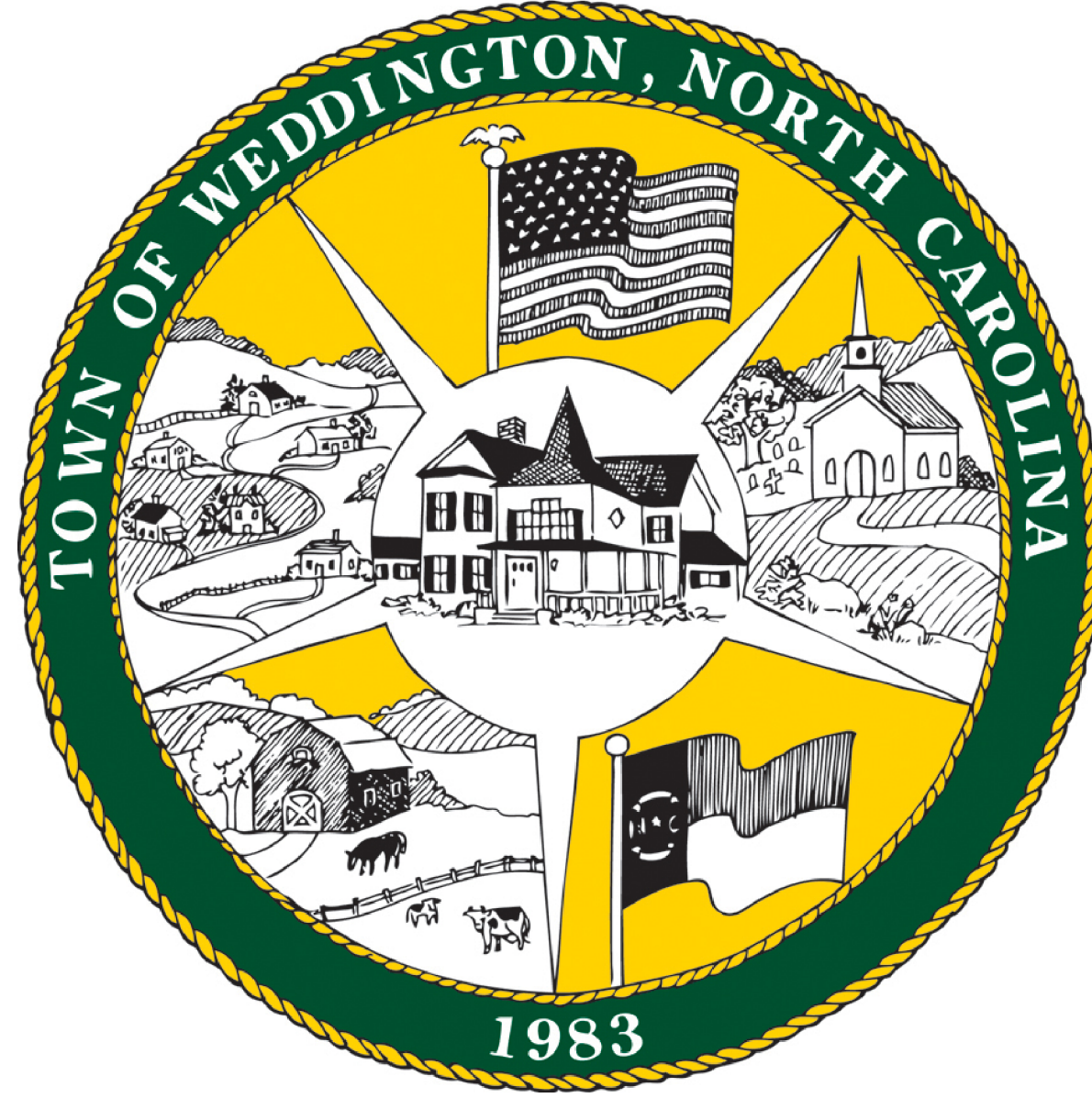
PETITION #: 2012-XXX

ISSUE	DATE
REZONING	04/24/12



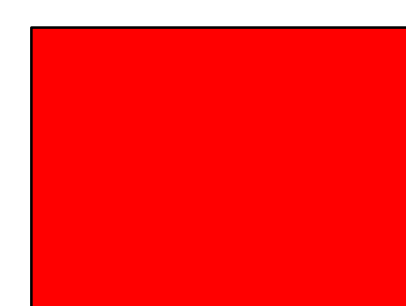
Town of Weddington

Land Use Map



 **Traditional Residential**

 **Residential Conservation**

 **Business**

 **Weddington Town Limits***

Map Adopted 3/11/02
Last Amended 10/10/11
 *Area outside of Town Limits is Study Area Boundary

I. INTRODUCTION

This document is a statement of the community's vision for its own future and a guide to achieve that vision through the year 2012. The view of the future expressed in the Land Use Plan (i.e., the Plan) is shaped by local community values, ideals and aspirations about the best management and use of the community's resources.

The Plan uses text, maps and diagrams to establish policies and programs that the Town may use to address the many issues facing the community. Thus, the Plan is a tool for managing community change to achieve the desired quality of life.

This document serves as a replacement to the 1996 Weddington Land Use Plan that was written by the UNC Charlotte Urban Institute. Elements of that Plan, however, are contained in this document and are duly noted where applicable. The Plan is being adopted pursuant to NCGS 160A-383.

WHY PLAN?

Successful communities do not just happen; they must be continually shaped and guided. A community must actively manage its growth and respond to changing circumstances if it is to continue to meet the needs of its residents and retain the quality of life that initially attracted those residents to the community.

Residents of Weddington value the high quality of the natural environment, the character and diversity of their neighborhoods, as well as the strong sense of "community." Concern about the impact of new growth has increased as residents have experienced increased traffic congestion, school crowding, and the rapid loss of natural, open areas. Effective growth management can help the community address each of these concerns.

The Town recognizes the importance of coordinating growth management efforts with Union County and adjacent communities. Accordingly, the Town and County should develop coordinated strategies for growth management to make efficient use of both valuable infrastructure that is already in place, and to prevent unnecessary loss of the surrounding open space areas where such infrastructure is not yet in place. A good plan and effective plan implementation measures can curb the trend towards sprawl development while accommodating appropriate new development.

This Plan, once adopted and applied consistently and carefully, will develop and strengthen partnerships among service providers and between the public and private sectors. The partnerships can achieve infinitely more for the community than any would acting alone. An important premise of an effective land use plan is that it creates a “win/win” situation for the public and private sectors, for existing and new neighborhoods, for open space land conservation, and for the community’s fiscal integrity and enhanced quality of life.

WHAT IS IN THE LAND USE PLAN?

This Land Use Plan focuses on land use and development issues facing Weddington, North Carolina. The following listing of sections outlines the major areas covered by the Land Use Plan.

➤ **Section II - Community Vision** defines a vision for the community’s future that is the basis for the Plan’s recommendations. The most significant aspect of Weddington’s planning process has been the high level of citizen involvement. The Town's approach included surveys, interviews, public workshops, press releases and newsletters, in an effort to inform the public and to capture the thoughts, ideas, hopes and desires of the community. Community values set priorities for community action and plan implementation.

➤ **Section III - Goals, Policies and Recommendations** identifies specific goals and policies intended to guide future growth and development decisions.

➤ **Section IV - Plan Implementation and Administration** outlines recommended strategies needed to achieve the Plan’s goals in a manner that is consistent with the Town’s policies.

➤ **Section V - Context for Planning** summarizes existing conditions, trends and issues facing the community and establishes the setting for the Plan and the basis for its goals and policies. This section:

- Summarizes the Town’s history;
- Identifies natural environmental factors and physical constraints and opportunities that affect development within the planning area;
- Identifies demographic characteristics and trends;
- Identifies issues and regulatory considerations related to existing and future land use and the planning area;
- Establishes the basis for community design and image guidelines for the enhancement of Weddington’s natural and built environments;

- Identifies community facilities and service providers.

WHAT DO THESE TERMS MEAN?

The following terms are used throughout the Plan to convey key concepts:

Development. The physical construction of buildings and/or the preparation of land for non-agricultural uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover.

Goal. Description of a desired state of affairs for the community in the future. Goals are the broad public purposes toward which policies and programs are directed. Generally, more than one set of actions (policies) may be needed to achieve each goal. In this Plan, goals are phrased to express the desired results of the Plan; they complete the sentence "Our goal is..."

Policy. A statement of government intent against which individual actions and decisions are evaluated.

Strategy. Individual tasks or accomplishments which, taken together, will enable the Town to achieve its goals. Strategies recommend specific courses of action to implement the Plan.

HOW SHOULD THE PLAN BE USED?

The Plan is a guide to action. It is not, itself, an implementation tool. By ensuring that individual actions are consistent with the goals, objectives and policies of the Plan, the Town can effectively achieve the vision. For example, the Planning Board and the Town Council will use the Plan's policies and maps to decide whether to approve a proposed rezoning of land within its Town limits. Zoning and subdivision regulations should govern how development takes place in conformance with the Plan. Upon adoption of this Plan, the Town should review existing development regulations and ordinances to determine their consistency with this Plan.

The Plan should be a dynamic document, subject to periodic amendment when conditions within the Town change. Periodic updates of the Plan will be needed to ensure that it continues to meet the needs of the Town.

commercial establishments. Provide for open space preservation in new and/or expanded commercial developments.

Policy 10: Limit the number of street curb cuts to avoid traffic congestion and ensure safety.

Policy 11: Ensure that land uses abutting residential development are compatible with the scale, intensity and overall character of existing and planned neighborhoods.

Policy 12: Consider land use descriptions shown in **Exhibit 1** and the Future Land Use Map shown in **Exhibit 2** in making zoning and development decisions.

Exhibit 1: Future Land Use Categories

Land Use	Description
Traditional Residential	This category applies to areas where most of the lots and parcels are less than six acres in area. Most of this area is platted and is, or will be zoned for 40,000 sq. ft. lots at a density of approximately 1 dwelling unit per acre, in accordance with the Town's current Residential (R) zoning regulations.
Conservation Residential	This category applies to the areas within the Town that are currently zoned R-40 and are six acres or greater in area. Most of this area has not been platted and the Town will allow for the creation of conventional or conservation subdivisions. Conventional subdivisions shall have minimum lot sizes of 40,000 square feet, plus be subject to a 10% open space requirement. Conservation subdivisions shall be subject to a conditional use permit and allow for smaller lot sizes, yet retain a density of approximately one dwelling unit per 40,000 square feet.
Neighborhood Business	Existing commercially zoned parcels that lie in the vicinity of the "Town Center" or near the intersection of New Town Road and NC 16. This area is intended for neighborhood scale businesses that serve the needs of Weddington's residents.

- Changes in community needs and other conditions that form the basis of the Plan;
- Fiscal conditions and the ability to finance public investments recommended by the Plan;
- Community support for the Plan's goals and policies; and
- Changes in State or federal laws that affect the Town's tools for Plan implementation.

LAND USE MAP AMENDMENTS

The future land use map is a guide for development and land use decisions. Changing conditions (e.g., market conditions, economic development initiatives, redevelopment prospects, etc.) will result in the need to periodically amend the future land use map. While land use amendments may occur more frequently than policy changes, they should not occur more than twice per year. By limiting opportunities to amend the future land use map, the Town will reduce the potential for incremental land use changes that result in unintended policy shifts.

DESCRIPTIONS OF IMPLEMENTATION STRATEGIES

Successful implementation of the Plan results from many individual actions by the Town, other public jurisdictions, and private decision-makers over the course of many years. The vision, goals and objectives describe what the community wants to become and the policies describe how decision-makers should respond to varied circumstances. To accomplish the Plan's goals and objectives, the Town will need to accomplish many tasks throughout the life of the Plan. These key action items will be used to accomplish the Plan's goals in the initial years of plan implementation. While most of the items identified in the following discussion will be carried out by the Town, some items may require coordination with Union County or some other entity.

IMPLEMENTATION PROGRAM

The following list of strategies should be reviewed and updated annually to reflect community accomplishments, new approaches to community issues, changing conditions, shifting priorities and new demands.

This list is not intended to be exhaustive or all inclusive -- the Town, County and other public and private entities will take numerous actions throughout the life of this plan to achieve the community's goals. This list of strategies is intended to identify those deemed to be of the highest priority that should be pursued by the Town over the next several years. The strategies shown are not listed in priority order as each, if implemented, will provide meaningful long-term

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, MAY 21, 2012 - 7:00 P.M.
MINUTES**

The Planning Board of the Town of Weddington, North Carolina, met in a Regular Session in the Town Hall Council Chambers, 1924 Weddington Road, Weddington, NC 28104 on May 21, 2012, with Chairman Dorine Sharp presiding.

Present: Chairman Dorine Sharp, Vice-Chairman Rob Dow, Jack Steele, Janice Propst, John Giattino, Jeff Perryman and Jim Vivian and Town Planner Jordan Cook and Town Administrator/Clerk Amy S. McCollum

Absent: None

Visitors: Pamela Hadley, Barbara Harrison, Stephen F. Overcash, Paisley Gordon and Bob Rapp

Item No. 1. Open the Meeting. Chairman Dorine Sharp called the May 21, 2012 Regular Planning Board Meeting to order at 7:01 p.m.

Item No. 2. Determination of Quorum/Additions or Deletions to the Agenda. There was a quorum. There were no additions or deletions to the agenda.

Item No. 3. Approval of Minutes.

A. April 23, 2012 Regular Planning Board Meeting Minutes. Mr. Jack Steele noted a change to the minutes and he moved to approve the April 23, 2012 Regular Planning Board Meeting minutes with the amendment. Mr. Jeff Perryman seconded the motion, with votes recorded as follows:

AYES: Vivian, Perryman, Giattino, Propst, Steele and Vice-Chairman Dow
NAYS: None

Item No. 4. New Business.

A. Review and Consideration of Polivka Land Use Map Amendment. Chairman Sharp gave the Planning Board a document outlining sections from the Weddington Land Use Plan. She stated, "I went through the plan and picked out pertinent pieces. We are talking about a change to the future Land Use Map in the Land Use Plan. We are not talking about rezoning tonight. It states in the Land Use Plan that it is our guide through the end of 2012. It is still current. The Town Council is in the process of beginning to work on updating the Land Use Plan."

Chairman Sharp reviewed the following information with the Planning Board:

From the Weddington Land Use Plan:

Page 17, policy 9

Limit such development to small scale retail and service businesses, primarily serving Town residents, particularly specialty shops and restaurants and prohibit regional scale retail and service commercial establishments.

Policy 11

Ensure that land uses abutting residential development are compatible with the scale, intensity and overall character of existing and planned neighborhoods.

Land Use Categories, page 18

Existing commercially zoned parcels that lie in the vicinity of the “Town Center” or near the intersection of New Town Road and NC 16. This area is intended for neighborhood scale businesses that serve the needs of Weddington’s residents.

Page 21

Goal 2: To retain a single commercial center within the Town that occupies the same area as the existing commercial core. While businesses in the center will maintain the small-town scale needed to serve local residents, the design of the center should become more pedestrian-oriented.

Page 23

Policy 8: As this Plan is not an ordinance and is not in itself binding on the Town Council, before rendering zoning change recommendations or decisions, the Planning Board and the Town Council shall carefully consider the proposed change and its consistency with the goals and policies of this Plan.

Page 46

Commercial Development. As indicated previously, the Town has very limited commercial activity. The only commercial area in Weddington is located at the intersection of NC 16 and NC 84. Commercial development in Weddington is confined to that area located at the northeast quadrant of the intersection NC 16 and NC 84 (i.e., “Town Center.”) The existing commercial development is zoned for business, retail, and office uses. Uses are limited in nature and size; setback requirements are significant. Tenants in the shopping center include a grocery store, YMCA fitness center, two take-out restaurants, a mail delivery center, a gift shop, and an animal hospital. Adjacent to the shopping center is a small professional office complex and a convenience store. Weddington’s Town Hall lies adjacent to this shopping/office complex. All land that is currently zoned for commercial purposes in Weddington is found in the vicinity of the Town Center.

Page 46, last paragraph

Future commercial development in the Town should therefore be limited due to existing traffic volumes on major thoroughfares and overall community sentiment as reflected in the 2001 public opinion survey.

The Planning Board received a copy of the following memo from Town Planner Jordan Cook:

Mr. A. Basil Polivka requests a Land Use Map Amendment on his property located at 13700 Providence Road.

Application Information:

Date of Application: April 25, 2012

Applicant Name: Polivka International

Owner Name: Polivka Parking Solutions LLC

Parcel ID#: 06-150-045

Property Location: 13700 Providence Road

Existing Zoning: R-40
Proposed Zoning: R-40 (No proposed zoning change at this time)
Existing Land Use: Traditional Residential
Proposed Land Use: Business
Existing Use: Single Family Home (vacant)
Parcel Size: 5.064 Acres

General Information:

- Parcel 06-150-045 currently has a Land Use designation of Traditional Residential. The applicant proposes that this designation be changed to Neighborhood Business or Business as shown on the Land Use Map.
- The Land Use Plan is a document used to promote the Town’s vision and shall be used as a guide for future development.
- The Land Use Plan may be amended at any time by the Town Council; however, the Land Use Plan does state on Page 25 (attached) that “land use amendments may occur more frequently than policy changes but should not occur more than twice per year.” The last Land Use Map amendment was approved by the Town Council on October 10, 2011.
- The October 10, 2011 Land Use Map amendment changed the Spittle and Matthews properties, located along Weddington-Matthews Road property from Traditional Residential and Residential Conservation to Business. On June 14, 2010 a portion of Mike Treske’s property was changed to Business.
- A Land Use Plan or Map Amendment is not required a public hearing. However, the Town Council has typically held a public hearing for Land Use Amendments. The Town Council will call for a public hearing on this Land Use Map Amendment during their June 11 Town Council Meeting.
- Included in your packet are the following items:
 - Land Use Map Amendment request from A. Basil Polivka dated April 25, 2012
 - Land Use Map created by Overcash Demmit for Polivka International
 - Official Town of Weddington Land Use Map
 - Pages 6-8 of the Weddington Land Use Plan
 - Page 18 of the Weddington Land Use Plan
 - Page 25 of the Weddington Land Use Plan

The Planning Board also received the following:

- Letter dated April 25, 2012 from A. Basil Polivka to the Planning Board regarding the Land Use Map Amendment Request
- Land Use Map provided by Applicant
- Land Use Map provided by Town Planner
- Pages 6 to 8, 18 and 25 of the Weddington Land Use Plan

Mr. Stephen Overcash - We have been working with Polivka for several years trying to get something on this property. They are going to have the expense of bringing gravity sewer to the property. He lives in Weddington and loves the area. He has outgrown his office and would love to be in Town with his office. He owns the five acres across the street. We generated the Land Use Map in your packet because planning people have advised that you should not jump across the highway with commercial. If you look at your map, everything over there is shown as green and yellow and it looks like it is fields and single family residential. In fact it is very intense uses in terms of car generation at certain times. We came up with a designation for orange to show you that you are doing the right thing and you are getting all of your uses right there at the intersection on both sides. When you have commercial uses – single family residential does not like looking out the front door at commercial uses. Typically in towns you have commercial

looking at commercial and residential looking at residential. We want to put a very small office on that lot. There would be a little left over to lease. The area in front would be left open for a small park.

Vice-Chairman Dow – I appreciate what you are saying but that really is not relevant to a Land Use Map change.

Mr. Overcash – We would like to have a use that is less intense than the existing uses already there.

Town Planner Cook – The Planning Board a couple of meetings ago made it clear to me that they want to see the Land Use Plan first without discussing the rezoning/M-X portion of it.

Chairman Sharp – Once it is designated business it is not tied to a specific project until it is actually rezoned to M-X. What we need to decide tonight is do we believe that it is good for Weddington to designate that parcel as future business on the Land Use Map. Whatever we recommend will go to the Town Council and they will make the final decision.

Mr. Perryman – The rezoning that was done in October 2011 for the Spittle and Matthews properties and in June 2010 for Mr. Treske - is this request from Polivka consistent with those previous requests?

Town Planner Cook – Yes and they were just Land Use Map Amendments.

Vice-Chairman Dow – The request was consistent but the conditions are different. The conditions being that the Land Use Plan that we are operating under at this point, which hopefully will be updated soon, talks about prohibiting additional commercial development outside the Town center and to ensure that new commercial development is designed with pedestrian oriented features that provide safe, attractive and convenient linkages to the neighborhoods wherever practical. It is across what is now a four-lane highway. We are not talking about what these gentlemen want to build there. We are simply talking about the commercial use. Think about perhaps a different commercial use than they may intend. Those are the conditions that are different. The other three properties that were included in the Land Use Map were connected to and could be pedestrian friendly to our existing Town Center.

Mr. Jim Vivian – R-40 zoning on that tract is functionally obsolete. Five acres fronting on a four-lane thoroughfare across from a gas station, a pavement paradise parking lot and a retail center, next to a church with a daycare and south of Hunter Berry Farm, I do not get why we think that is going to be used for R-40.

Vice-Chairman Dow – While I may or may not agree with you, I feel bound by the goals in the current Land Use Plan. Whether that is inappropriate at this time is a good question.

Mr. John Giattino – The church and preschool is over there.

Mr. Steele – The church can go in any residential district.

Mr. Giattino – Folks use the crosswalks every Sunday to go to that church.

Vice-Chairman Dow – The fact is that churches and small daycares and schools are allowed in R-40. It falls under a whole different guideline system than we are dealing with.

Mr. Steele – I share a lot of Rob's concerns separate and apart from whether that piece of property is feasible from a residential standpoint. The Land Use Plan is through the end of this year. Town Council is in the process of doing a survey and considering what could be substantial amendments to the Land Use

Plan. To me it is nonsensical for this Planning Board to be rewriting a Land Use Plan that Town Council is going to be considering and adopting a new plan within a matter of months.

Ms. Propst – We added two properties in October.

Vice-Chairman Dow – That fit within the Land Use Plan.

Ms. Propst – Based on the way that you are interpreting it. To me all of this is the center core. Hunter Berry Farm has bus load after bus load of kids and they make \$6.50 a person for kids and \$7.50 for an adult to attend and they have events fall, spring and winter. That is a business. Then you have an academy and for a junior kindergartener to attend it costs \$4,400, a kindergartener \$5,000 and first through 6th grade is \$5,400. That is a business and this piece of property is sitting right in the middle of all of that.

Mr. Giattino – The design of the center should be more pedestrian oriented. The point that I am arguing is if it was not, people would not be walking across the street to go to the church and the preschool. That side of the road already is pedestrian oriented. They take the kids from that preschool and they walk them across this property to the farm every year.

Chairman Sharp read the following:

Page 21

Goal 2: To retain a single commercial center within the Town that occupies the same area as the existing commercial core. While businesses in the center will maintain the small-town scale needed to serve local residents, the design of the center should become more pedestrian-oriented.

Page 23

Policy 8: As this Plan is not an ordinance and is not in itself binding on the Town Council, before rendering zoning change recommendations or decisions, the Planning Board and the Town Council shall carefully consider the proposed change and its consistency with the goals and policies of this Plan.

Chairman Sharp - I think it is up to the Board to decide what is the area of the existing commercial core at this point in time. Do you consider that parcel occupies the same area as the existing commercial core and is this change consistent with the goals and policies of the Land Use Plan?

Vice-Chairman Dow – Janice, I agree with what you are saying about the church and schools and the traffic and also with the farm and the children. The problem I have is that those by zoning law are not commercial enterprises. This property is asking to be rezoned for commercial enterprise. That church cannot do anything other than what it does and neither can that agri-tourism business. This rezoning would be open to every type of commercial enterprise that is allowed within our M-X.

Ms. Propst - We get to decide what it is.

Vice-Chairman Dow – That is not what we are supposed to talk about now. It is not connected to the current shopping center so it does not add pedestrian flexibility to the current Town Center. Somewhere in here it talks about the current shopping center being the northeast corner of Providence and Highway 84.

Mr. Steele – I am not sure that the Planning Board has the authority to change the goals of the Land Use Plan set by the Town Council. Goal 2 says to retain a single commercial center. If you change the Land Use Plan to allow the commercial center to go on the west side of Providence Road, that is two commercial centers and not one. It also says occupy the same area as the existing commercial center. You basically have to ignore that language in order to jump across Providence Road and call that a single commercial

center. It also talks about commercial development is confined to the area located at the northeast quadrant of 16 and 84. I think everybody recognizes that single family residential is not appropriate any longer for that piece of property. The issue is whether it is appropriate for this Planning Board under the present circumstances to recommend amendments to the Land Use Plan. I do not think it is.

Mr. Giattino – The language in that plan is very non-specific. It is open to a lot of interpretation. The northeast quadrant could easily be extended across Providence Road.

Mr. Perryman – What bounds it on the back side?

Town Planner Cook – I believe it is completely surrounded by the farm.

Mr. Perryman – I am looking at this from a common sense approach. When I am driving down the road and I see the signs for the farm and the gymnastics place and I see the gas stations, church and daycare and that one piece of property sitting there I do not have a problem with considering that part of a Town core. I understand there is a difference of opinion that this specifically says northeast quadrant but again I think when you do have a business that does operate on the other side even though it is allowed through a different definition I hate to see a property owner being limited in their request because all we are doing is making a recommendation to the Town Council. The Town Council will make the final decision.

Vice-Chairman Dow – That does not eliminate us from trying to make the best decision.

Mr. Perryman – If I am going to lean one way or the way I would prefer to lean to the benefit of a property owner to make a petition to the Town Council and then let the Town Council as our elected folks make that final call. That is why I asked the question whether this request was consistent with the other ones that were made.

Vice-Chairman Dow – It is not. The other two were behind the shopping center adjoining the current commercial in the northeast quadrant. There is no question that they want to build commercial at some point. It was applied for and in my mind I voted for approval because it met all of the land use regulations. It was adjoining and it was in the correct area that was outlined and it could be pedestrian friendly.

Mr. Perryman – We have pedestrian traffic that goes back and forth across the road.

Vice-Chairman Dow – That is true. It takes a policeman standing out there to direct traffic at 9:00 in the morning until noon on Sunday to make that happen. That is not in my mind pedestrian friendly.

Mr. Perryman – If we are talking about limiting commercial activity to the Town core then what is happening at the corner of Hemby Road and Highway 16.

Chairman Sharp – We are working on that but it comes under the classification of agricultural uses. It is part of the farm.

Mr. Perryman – I respect your opinion and I understand what you are saying about the northeast quadrant. If we are on the fence about something I would personally rather favor the landowner and give them the opportunity to make a case before the Town Council.

Chairman Sharp – Regardless of which way we recommend, they still get to take this project to the Town Council. Our recommendation is only a piece of the entire presentation. The Planning Board has a lot of ideas of what should be changed and updated in the Land Use Plan but right now we cannot operate under what we think the plan should be. That is why we are asking the Town Council to get started on a revision.

What we have to do is carefully consider the proposed change and its consistency with the goals and policies of the plan. I agree that the plan needs to be updated. The goals and policies need to be updated.

Mr. Giattino – Your interpretation of what is written is different than my interpretation.

Mr. Vivian – If you look on Page 46 of the Land Use Plan it states, “Future commercial development in the Town should therefore be limited due to existing traffic volumes on major thoroughfares and overall community sentiment as reflected in the 2001 public opinion survey.”

Chairman Sharp - It says that it should be limited due to existing traffic.

Mr. Vivian – We have increased the capacity and the flow of that road out there which makes me think that is where we are going in the future.

Mr. Steele – I think we have unanimity that the Land Use Plan is obsolete. Our disagreement is whether or not we are bound by the existing Land Use Plan or are we willing to budge, ignore or interpret the Land Use Plan in such a manner as to enable it to be amended now as opposed to waiting for Council to do it.

Ms. Propst – It is only a recommendation. Mr. Spittle came and asked for the recommendation to change his property to future business and at that time this Planning Board chose to add the Matthews Property at the same time. She never even made a petition for her property.

Vice-Chairman Dow – I made the recommendation to add the Matthews property because in my mind it made sense not to leave a doughnut hole in what was outlined as our Town center. With all three of the parcels that were changed to business they fit within the parameters. Hopefully this new Council relies on this Board tremendously to come up with our best answer. In no way should we think that they have the final say so just go ahead and send it to them and see what they come up with. That is the wrong attitude. I have a great problem with that regardless of whether I think in the future that should be commercial and regardless of whether I think what is going around it would be okay with it being commercial. The fact is the Town and the community and the residents have said here is what we want - you try to make that happen. That is my job. I am going to do what I am told and when we need to change that then we need to do that.

Vice-Chairman Dow moved to send an unfavorable recommendation to the Town Council regarding the Polivka Land Use Plan Amendment. Mr. Steele seconded the motion. The vote is as follows:

AYES: Steele and Vice-Chairman Dow
NAYS: Perryman, Vivian, Propst and Giattino

The motion failed.

Mr. Perryman moved to send a favorable recommendation to the Town Council regarding the Polivka Land Use Plan Amendment. Ms. Propst seconded the motion. The vote is as follows:

AYES: Perryman, Vivian, Propst and Giattino
NAYS: Steele and Vice-Chairman Dow

The Planning Board requested that these minutes be submitted to the Town Council prior to the public hearing on this matter.

Item No. 5. Old Business.

A. Review and Consideration of Subdivision Sales Signs Text Amendment. The Planning Board received a copy of the following proposed text amendment. Town Planner Cook reviewed the text amendment with the Planning Board.

Subdivision Sales Signs-All New Text Below:

Section 58-4. – Definitions

Sign, subdivision sales, means a sign located at the entrance of a subdivision, identifying lots and/or homes for sale. Subdivision sales signs may be permitted only after the Final Plat is approved by the Town Council.

Sec. 58-151. - Temporary signs.

(c) *Subdivision sales signs.* One subdivision sales sign per entrance shall be permitted and shall require a sign permit, valid for one year and renewable annually as long as 10% (rounded up) or 10 lots, whichever is less (excluding septic and unbuildable lots) continue to be marketed for sale. Subdivision sales signs may be no greater than 20 square feet (including text and support structure) in area and six feet in height, measured from grade, and must be located behind the right-of-way line and out of the sight triangle at the subdivision entrance. No lighting of subdivision sales signs shall be permitted.

Mr. Steele requested that the following change be made to the amendment:

(c) *Subdivision sales signs.* One subdivision sales sign per entrance shall be permitted and shall require a sign permit, valid for one year and renewable annually as long as 10% (rounded up) or 10 lots, ~~whichever is less~~ (excluding septic and unbuildable lots), **whichever is less** continue to be marketed for sale. Subdivision sales signs may be no greater than 20 square feet (including text and support structure) in area and six feet in height, measured from grade, and must be located behind the right-of-way line and out of the sight triangle at the subdivision entrance. No lighting of subdivision sales signs shall be permitted.

Ms. Propst moved to send a favorable recommendation to the Town Council regarding the subdivision sales signs text amendment with the one change noted by Mr. Steele. Mr. Perryman seconded the motion, with votes recorded as follows:

AYES: Vivian, Perryman, Giattino, Propst, Steele and Vice-Chairman Dow
NAYS: None

Item No. 6. New Business.

A. Review and Discussion of Town Event Signs. Chairman Sharp reviewed this item with the Planning Board. She stated, “Currently the Town has an Easter Egg Hunt and they put a sign regarding the event on the Town Hall property. If the Town was doing a festival and had to get a temporary use permit then they would be allowed two off-premise signs. The Town is possibly going to be holding their festival with Marvin this year in the Town of Marvin. The way our ordinance is written they cannot put up any signs advertising the Weddington Town Festival in Marvin because it would be an off-premise sign because the event is taking place outside of the Town.”

Items Discussed:

- Develop text allowing these signs when the Town sponsors or co-sponsors an event.

- Vice-Chairman Dow suggested developing some type of temporary use sign process. Town Planner Cook questioned how the Town would deny a permit based on an event. He stated, “How do you say yes to one and no to another?”

The Planning Board agreed to allow staff to research with Attorney Fox on whether language could be drafted to allow two off-premise signs advertising an event outside of the Town which the Town is sponsoring or co-sponsoring. Individuals felt that this should only be allowed no more than two times per year.

Item No. 7. Update from Town Planner. The Planning Board received a copy of the following update memo from Town Planner Cook:

- Construction of the NC 84 Weddington-Matthews Road Dual Lane Roundabout should begin in the next few months. NCDOT wants to begin work as soon as schools are out but may be delayed due to right-of-way concerns. After the Town Council voted not to donate the \$58,000 worth of right-of-way for the project, NCDOT asked that the Council express their desire for the roundabout project before proceeding. At their last meeting the Town Council voted 3-1 in support of the roundabout project. NCDOT has stated that they will discuss how to proceed and get back with the Town in the next couple weeks.
- NCDOT plans to start construction of the Weddington Church Road relocation this month. The project has been awarded to Boggs Paving. NCDOT held several meetings with adjacent landowners last month and has agreed to provide a vegetative buffer to those residents located in the Weddington Estates subdivision. NCDOT is continuing to talk with Daniel Healy (owner of the large house on Bluebird Lane) about the proposed road relocation and possible impacts to his pond.
- The Town has selected Clay Burch with GreenTek to install additional landscaping to the medians along Providence Road, Hemby Road and Rea Road. Councilman Thomisser, Councilwoman Harrison and I met with Clay last week to discuss the plan and potential contract. The contract should be finalized this week and work should begin on May 29th.
- The Agritourism and Agricultural Use Definition text amendments were on the February 27th Planning Board agenda (both received a favorable recommendation). These text amendments may be amended once more. Mayor Davidson, Dorine Sharp, Rob Dow and I plan to meet tomorrow to discuss these text amendments further. If amended, the Town Attorney and Planning Board will have another opportunity to review them before they are on a Town Council agenda.
- Polivka International Company submitted their MX Conditional Zoning Application along with a Land Use Map Amendment request. The Land Use Map Amendment must occur before the rezoning can take place per *Section 58-60* of the *Weddington Zoning Ordinance*. The Land Use Amendment will be on the May 21st Planning Board agenda. The Land Use Map Amendment will be on the June 11th Town Council Consent Agenda.
- I sent the Town Council the 2002, 2006 and 2007 Town surveys on April 12th. This was discussed at the Planning Retreat during the Land Use Plan update conversation. I asked that the Council have comments back to me by the end of this week.
- The Town Council approved the following text amendments at their May 14th meeting:
 - Shopping Center Signs
 - Temporary Use Banners
- The Town Council called for the Public Hearing on the following text amendment:
 - Section 58-233 Variance Text Amendment
- The following items may be on the June 25th Planning Board agenda for discussion:
 - Stillwell Site RCD Subdivision Application
 - Town Events Signs Text Amendment
 - Agritourism and Agricultural Use Definition Text Amendments

Item No. 8. Other Business.

A. Report from the May Town Council Meetings. The Planning Board received a copy of the May Town Council Meeting agendas as information.

Item No. 9. Adjournment. Mr. Steele moved to adjourn the May 21, 2012 Regular Planning Board Meeting. Mr. Giattino seconded the motion, with votes recorded as follows:

AYES: Vivian, Perryman, Giattino, Propst, Steele and Vice-Chairman Dow
NAYS: None

The meeting adjourned at 8:25 p.m.

Dorine Sharp, Chairman

Attest:

Amy S. McCollum, Town Clerk

Subdivision Sales Signs-All New Text Below:

Section 58-4. - Definitions

Sign, subdivision sales, means a sign located at the entrance of a subdivision, identifying lots and/or homes for sale. Subdivision sales signs may be permitted only after the Final Plat is approved by the Town Council.

Sec. 58-151. - Temporary signs.

(c) *Subdivision sales signs*. One subdivision sales sign per entrance shall be permitted and shall require a sign permit, valid for one year and renewable annually as long as 10% (rounded up) or 10 lots, (excluding septic and unbuildable lots) whichever is less, continue to be marketed for sale. Subdivision sales signs may be no greater than 20 square feet (including text and support structure) in area and six feet in height, measured from grade, and must be located behind the right-of-way line and out of the sight triangle at the subdivision entrance. No lighting of subdivision sales signs shall be permitted.



A Golf Brokers Community

*Bromley Estates
at Weddington*



LUXURY HOMES FROM LOW \$500'S

WEDDINGTON SCHOOLS

WOODED HOMESITES

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From the \$000,000's



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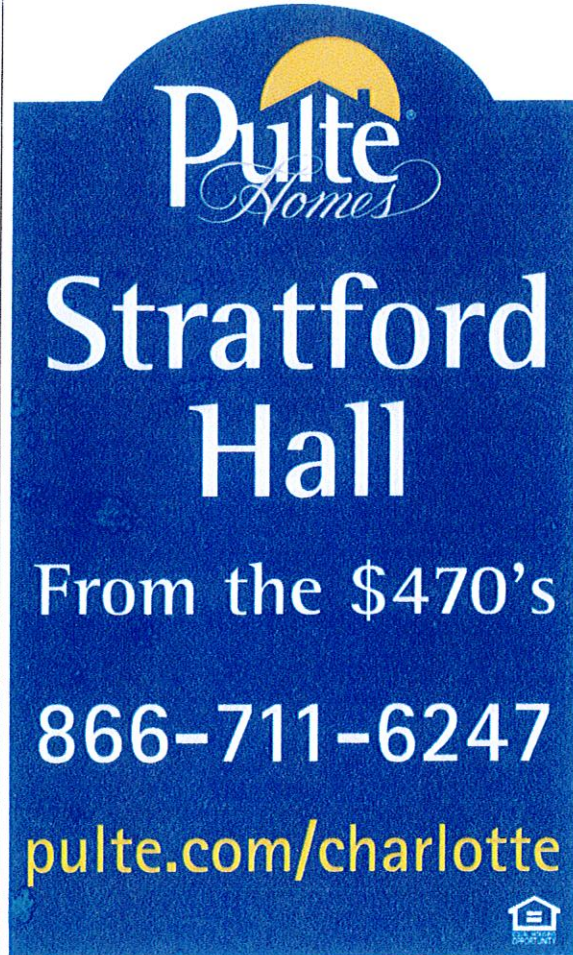
Helen Adams Realty

Front & Back

36"

60"

24"



The sign is a dark blue rectangular panel with a curved top, mounted on two white vertical posts. The top of the sign features the Pulte Homes logo, which includes a yellow sun rising over a white house silhouette. Below the logo, the text "Stratford Hall" is written in a large, white, serif font. Underneath, in a smaller white font, it says "From the \$470's". The phone number "866-711-6247" is displayed in a large white font. At the bottom of the sign, the website "pulte.com/charlotte" is written in a yellow font. A small white house icon with the text "A HOME ACHIEVEMENT" is located in the bottom right corner of the sign.

Pulte
Homes

Stratford
Hall

From the \$470's

866-711-6247

pulte.com/charlotte

A HOME ACHIEVEMENT

Front & Back

36"

60"

24"



**AN ORDINANCE TO AMEND SECTIONS 58-4 AND 58-151
OF THE CODE OF ORDINANCES
OF THE TOWN OF WEDDINGTON
O-2012-11**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTIONS 58-4 AND 58-151 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Subdivision Sales Signs - All New Text Below:

Section 58-4. - Definitions

Sign, subdivision sales, means a sign located at the entrance of a subdivision, identifying lots and/or homes for sale. Subdivision sales signs may be permitted only after the Final Plat is approved by the Town Council.

Sec. 58-151. - Temporary signs.

- (c) *Subdivision sales signs*. One subdivision sales sign per entrance shall be permitted and shall require a sign permit, valid for one year and renewable annually as long as 10% (rounded up) or 10 lots, (excluding septic and unbuildable lots) whichever is less, continue to be marketed for sale. Subdivision sales signs may be no greater than 20 square feet (including text and support structure) in area and six feet in height, measured from grade, and must be located behind the right-of-way line and out of the sight triangle at the subdivision entrance. No lighting of subdivision sales signs shall be permitted.

Adopted this 9th day of July, 2012.

Attest:

Walker F. Davidson, Mayor

Amy S. McCollum, Town Clerk

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

MEMORANDUM

TO: Weddington Town Council

FROM: Amy S. McCollum, Town Administrator/Clerk

DATE: July 3, 2012

SUBJECT: Planning Board Vacancy

There is a vacancy on the Planning Board due to the resignation of Jack Steele. His term was due to expire December 2012. Planning Board members also serve on the Board of Adjustment and Historic Preservation Commission. I have included in your packet applications of individuals interested in serving on the Planning Board.

The person that the Town Council appoints needs to be appointed as an alternate to the Board of Adjustment. The Town Council will need to make Jim Vivian a regular member to the Board of Adjustment. This would make the person you appoint tonight and John Giattino alternate members to the Board of Adjustment.

Please let me know if you have any questions.



**APPLICATION TO SERVE ON APPOINTED BOARDS,
COMMITTEES OR COMMISSIONS**

BOARD APPLYING FOR: Planning

NAME: Linda Nugent

ADDRESS: 9006 Pine Laurel Dr.

ADDRESS: _____ YEARS IN WEDDINGTON 4

TELEPHONE: (HOME) 704.708.6048 OFFICE/MOBILE 704.708.6048

(FAX) 704.708.4320

E-MAIL address: LNugent@Ameresco.com

EDUCATION: B.S. Civil Engineering

OCCUPATION: Engineer/Developer - Energy Services Company

Please list civic and fraternal organizations in which you participate in Union County:

- (Past) Matthews PW Advisory Committee
- Longview Women's League
- (Past) Mecklenburg County Solid Waste Advisory Board

Please explain your interest in serving on the above named board:

- Community Service.
- Apply my engineering/development skills to help my community.

Any other comments:

Date: 6-16-10

Signature: Linda M. Nugent

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road, Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 6/21/10

wants to be considered per telephone call 9/19/11

2.

**APPLICATION TO SERVE ON APPOINTED BOARDS,
COMMITTEES OR COMMISSIONS**

BOARD APPLYING FOR: Planning Board

NAME: Kokila KUMAR

ADDRESS: 5019, Red willow lane, Weddington NC 28104

ADDRESS: _____ YEARS IN WEDDINGTON 4

TELEPHONE: (HOME) 704-849-2425 OFFICE/MOBILE 704-264-7280

(FAX) _____

E-MAIL address: KOKILA KUMAR3@Gmail.com

EDUCATION: BSN, Bachelor Science in Nursing

OCCUPATION: Realtor (Allen Tate)

Please list civic and fraternal organizations in which you participate in Union County:

I am very much involved in Indian Center as a Indian community and an active member for an organization called 'Pratham' for the needy children.

Please explain your interest in serving on the above named board:

I have lived in charlotte are for Past 25 years and moved to Union county 4 years back, have seen lots of growth around this area and feels like help to grow more in right direction and can provide my services in building stronger and united community for our kids, and for the next coming generation.

Date: 9/15/2010 Signature: Kokila KUMAR

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road, Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 9/29/10

**APPLICATION TO SERVE ON APPOINTED BOARDS,
COMMITTEES OR COMMISSIONS**

BOARD APPLYING FOR: Weddington Planning Board

NAME: Scott Buzzard

ADDRESS: 8042 Weddington Downs Drive

ADDRESS: 28104 YEARS IN WEDDINGTON 11

TELEPHONE: (HOME) 704-849-2442 OFFICE/MOBILE _____

(FAX) _____

E-MAIL address: _____

EDUCATION: B.A. Politics - Wake Forest University

OCCUPATION: Customer Accounts Manager

Please list civic and fraternal organizations in which you participate in Union County:

- Wedd. Planning Board
- Wedd. Downtown Core
- Wedd. Parks & Recs.

Please explain your interest in serving on the above named board: just my passion

Any other comments:

Date: 8/29/11 Signature: Scott Buzzard

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road, Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 8-29-11

**APPLICATION TO SERVE ON APPOINTED BOARDS,
COMMITTEES OR COMMISSIONS**

BOARD APPLYING FOR: Planning

NAME: Michael Smith

ADDRESS: 6016 Highview Rd Matthews, NC. 28104

ADDRESS: Same as above YEARS IN WEDDINGTON 1 year 3 months

TELEPHONE: (HOME) 704-246-8608 OFFICE/MOBILE 302-528-5891

(FAX) None

E-MAIL address: michaeljsmith210@gmail.com

EDUCATION: Two years college

OCCUPATION: Retired Delaware State Trooper

Please list civic and fraternal organizations in which you participate in Union County: **Currently serving on the Town of Weddington Public Safety Committee, and the Town of Weddington Cert subcommittee.**

Please explain your interest in serving on the above named board:

Any other comments: **I am interested in assisting with helping our community grow and prosper, and to help insure the safety and best quality of life for its residence.**

Date: 09/08/2011

Signature: 

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road, Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 9/9/11

**APPLICATION TO SERVE ON APPOINTED BOARDS,
COMMITTEES OR COMMISSIONS**

BOARD APPLYING FOR: Planning Board

NAME: Beth Masurat

ADDRESS: 1217 Baron Road

ADDRESS: Weddington, NC 28123 YEARS IN WEDDINGTON 27

TELEPHONE: (HOME) 704-843-4396 OFFICE/MOBILE 704-841-7901 - Office
704-280-9563 - Cell
(FAX) _____

E-MAIL address: bmasurat@aol.com

EDUCATION: AA^{Business} Widener University, Wilmington, DE

OCCUPATION: Administrative Asst. The Foster Insurance Group, Matthews, NC

Please list civic and fraternal organizations in which you participate in Union County:

Member- Siler Presbyterian Church.

Please explain your interest in serving on the above named board:

I was on the Planning Board from 2000 to 2010. I enjoyed it so much, but mostly care very much about the future of our Town, and would like to participate in the Planning process.

Any other comments:

Date: 11-2-11 Signature: Beth Masurat

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road, Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 11/4/11

Attention: Amy McCollum
704-844-6372

**APPLICATION TO SERVE ON APPOINTED BOARDS,
COMMITTEES OR COMMISSIONS**

BOARD APPLYING FOR: Planning Board

NAME: Andrew W. McCoy

ADDRESS: 3006 Botetourt Court, Weddington NC 28104

ADDRESS: _____ YEARS IN WEDDINGTON 2.5

TELEPHONE: (HOME) 704-841-9097 OFFICE/MOBILE 704-309-8833

(FAX) NA

E-MAIL address: awmccoy44@hotmail.com

EDUCATION: Sun Valley High School Graduate, 2 years of college at NCSU

OCCUPATION: Vice President of Construction and Land Development

Please list civic and fraternal organizations in which you participate in Union County:

Member of the Union County Habitat for Humanity Board of Directors, since 2006

Please explain your interest in serving on the above named board:

I have many years of experience with planning and development and wish to use my experience and expertise to assist the Town of Weddington

Any other comments:

Date: 11/17/2011 Signature: 

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road, Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 11 / 21 / 11

APPLICATION TO SERVE ON APPOINTED BOARDS,
COMMITTEES OR COMMISSIONS

BOARD APPLYING FOR: Planning Board
NAME: Jennifer Romaine
ADDRESS: 612 Cottonfield Cir
ADDRESS: Weddington, NC 28173 YEARS IN WEDDINGTON 3.5
TELEPHONE: (HOME) _____ OFFICE/MOBILE 704-615-9291
(FAX) 704-887-6857
E-MAIL address: jlettuce@yahoo.com
EDUCATION: Bach. degree in Business/Marketing
OCCUPATION: Realtor w/ Keller Williams

Please list civic and fraternal organizations in which you participate in Union County:

Please explain your interest in serving on the above named board:

Become more involved and serve the community.

Any other comments:

Date: 11/17/11 Signature: Jennifer Romaine

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road,
Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 11/22/11

updated

**APPLICATION TO SERVE ON APPOINTED BOARDS,
COMMITTEES OR COMMISSIONS**

BOARD APPLYING FOR: Planning

NAME: Jennifer Romaini

ADDRESS: 612 Cottonfield Cir. Weddington, NC 28173

ADDRESS: _____ YEARS IN WEDDINGTON 4

TELEPHONE: (HOME) _____ OFFICE/MOBILE 704-615-9291

(FAX) _____

E-MAIL address: jlettuce@yahoo.com

EDUCATION: Bach degree Business/marketing / project management prof. certifica

OCCUPATION: Real Estate Broker in NC + SC

Please list civic and fraternal organizations in which you participate in Union County:

Historical com.
public safety

Please explain your interest in serving on the above named board: I am interested in

Serving on the planning board for many reasons, I believe in the vision of the town and understand the need to preserve the balance of a rural community along with responsible growth + development.
Any other comments:

Date: 6/15/2012

Signature: Jennifer Romaini

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road, Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 6/15/12



**APPLICATION TO SERVE ON APPOINTED BOARDS,
COMMITTEES OR COMMISSIONS**

BOARD APPLYING FOR: Parks and Rec, Downtown Development, Planning

NAME: Brian Anson

ADDRESS: 2022 Weddington Lake Dr

ADDRESS: Weddington 28104 YEARS IN WEDDINGTON 2

TELEPHONE: (HOME) 704-846-5885 OFFICE/MOBILE 704-846-2773

(FAX) 866-841-1821

E-MAIL address: howcan someone else pick this name@yahoo.com

EDUCATION: BS in Environmental Engineering, Penn State

OCCUPATION: Business owner + Division Manager Construction Co.

Please list civic and fraternal organizations in which you participate in Union County:

→ PVFD

Please explain your interest in serving on the above named board:

I'm interested in keeping the fabric of Weddington which drew us to this location. A Natural, inviting area maintaining roots to it's history in not becoming another suburbia.

Any other comments:

I believe being part of each board provides a consistency among what I believe are related boards which will keep

Date: 8-30-10

Signature:

Note: Information provided in this application is considered a matter of public record. It may, therefore, be subject to disclosure upon request pursuant to North Carolina's Public Records Law. N.C.G.S., Section 132-1, et seq.

Return to: Amy McCollum, Town Administrator, Town of Weddington, 1924 Weddington Road, Weddington, NC 28104

FOR OFFICE USE ONLY: Date Received: 9/1/10

Weddington attractive.

Date	Event	Action
July 9	Town Council Meeting	Discuss future steps and set deadline for comments
July 13		Deadline for Comments on Previous Surveys
July 13- August 13		Centralina COG developing Survey
August 13	Town Council Meeting	Council to receive/review COG Survey
August 24		Deadline for Comments on Survey
August 24-Sept. 10		COG revising survey
September 10	Town Council Meeting	Update Council on COG's progress
September 14		Deadline for Survey to be mailed
Septmeber 28		Due Date for Surveys
October 1		Survey Results sent to Town Council and COG
October 8	Town Council Meeting	Council discussion on Survey Results
October 8-Nov. 5		Workshops/Meetings to revise Land Use Map
October 22	Planning Board Meeting	Planning Board to make recommendation on Land Use Map
Novemeber 5	Town Council Meeting	Discussion of Land Use Map amendements (Public Hearings)
Decemeber 10	Town Council Meeting	Deadline for Land Use Map amendements and discusssion of Land Use Plan text amendements

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

MEMORANDUM

TO: Weddington Town Council

FROM: Amy S. McCollum, Town Administrator/Clerk

DATE: July 3, 2012

SUBJECT: Consideration of Appointing Town Administrator as Deputy Finance Officer for Check Signing Purposes Only

The Town currently has to have two signatures on all checks. One signature is either Councilwoman Hadley or Mayor Pro Tem Barry. The other signature is Finance Officer Gaylord. Staff would like to have a backup for the Finance Officer in case of an emergency situation where the Finance Officer is not available. I have talked with the Town's auditors and they are comfortable with this arrangement of the Town appointing the Town Administrator as Deputy Finance Officer and backup signatory for the Finance Officer but request that this option only be used in emergency situations due to the fact that the Town Administrator also prepares the bank reconciliations.

Please let me know if you have any questions.



TOWN OF WEDDINGTON MEMORANDUM

DATE: 7 /9/12
TO: MAYOR
TOWN COUNCIL
CC: AMY MCCOLLUM, TOWN CLERK
FROM: JORDAN COOK, ZONING ADMINISTRATOR/PLANNER
RE: UPDATE FROM PLANNING/ZONING OFFICE

- NCDOT is still acquiring right-of-way for the roundabout. DOT plans to let the project this year but may have to wait until school is out next year to begin construction.
- Construction of the Weddington Church Road relocation project began on June 27th. Many preliminary engineering items in and around the pond have been installed. The completion date from this project is September 14, 2012 and the total cost of the project is \$513,175.50.
- I am meeting with the engineering and consultant group hired by NCDOT to work on the Rea Road Extension project this Wednesday. This meeting is just for preliminary discussion and fact finding. Please let me know if you have any specific items you would like me to discuss with them.
- Clay Burch with GreenTek has installed additional landscaping to the medians along Providence Road, Hemby Road and Rea Road. All landscaping should be done by the end of this week.
- The Agritourism and Agricultural Use Definition text amendments were on the February 27th Planning Board agenda (both received a favorable recommendation). These text amendments have been amended since that February Planning Board meeting. These text amendments will be on the July 23rd Planning Board agenda.
- Stillwell NC, LLC has submitted a Sketch Plan for a 90 lot conservation subdivision called Vintage Creek on parcels 060-90-004, 060-90-007 and 060-93-011. The site 115.3 acres and fronts Weddington-Matthews Road. The Public Involvement Meetings for this project are Monday, July 9th from 2:00-4:00pm on-site and Wednesday, July 11th from 6:00-8:00pm at Town Hall.

If the Sketch Plan is approved by the Planning Board the applicant can begin work on the Preliminary Plat.

- Polivka International Company submitted their MX Conditional Zoning Application along with a Land Use Map Amendment request on April 25, 2012. The Land Use Map Amendment must occur before the rezoning can take place per *Section 58-60* of the *Weddington Zoning Ordinance*

The Land Use Amendment was on the May 21st Planning Board agenda where it received a favorable recommendation with a 4-2 vote. If the Town Council approves the Land Use Map Amendment the MX Rezoning will be on the August 27th Planning Board agenda. If the Land Use Map amendment is approved, Public Involvement Meetings for this rezoning will occur on July 25th from 10:00-12:00pm on-site and on August 16th from 6:00-8:00pm at Town Hall.

- The following items were on the June 25th Planning Board agenda:
 - Union Power Text Amendment
- The following items will be on the July 23rd Planning Board agenda:
 - Vintage Creek Sketch Plan
 - Agricultural Uses/Agritourism Text Amendments

Providence Volunteer Fire Department Income & Expense Budget Performance June 2012

	<u>Jun 12</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '11 - Jun 12</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense						
Income						
110 - Subsidies						
111 - Mecklenburg Cty	7,291.67	5,416.66	1,875.01	72,291.71	65,000.00	7,291.71
112 - Union County	1,875.00	1,800.00	75.00	21,825.00	21,600.00	225.00
114 - Town of Weddington - Day Staff	49,845.00	17,166.66	32,678.34	154,429.59	206,000.00	-51,570.41
115 - Town of Weddington - Night Staff	28,686.00	2,500.00	26,186.00	83,753.66	30,000.00	53,753.66
Total 110 - Subsidies	87,697.67	26,883.32	60,814.35	332,299.96	322,600.00	9,699.96
120 - Dues & Fees						
121 - Union County Fire Fees	570.00	10,000.00	-9,430.00	123,890.89	120,000.00	3,890.89
Total 120 - Dues & Fees	570.00	10,000.00	-9,430.00	123,890.89	120,000.00	3,890.89
130 - Vol Donations						
134 - Other	426.00			4,587.00	2,000.00	2,587.00
130 - Vol Donations - Other	0.00			0.00	500.00	-500.00
Total 130 - Vol Donations	426.00			4,587.00	2,500.00	2,087.00
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			4,720.70	2,000.00	2,720.70
147 - Medic-EMS Reimbursement	1,048.05	1,000.00	48.05	12,046.30	12,000.00	46.30
148 - Firemen Relief Interest	0.00			15.10		
155 - Christmas Fundraising Income	0.00			7,677.00		
156 - Newsletter Income	0.00			7,515.00		
Total 140 - Other Income	1,048.05	1,000.00	48.05	40,405.08	23,000.00	17,405.08
150 - Uncategorized Income	0.00			13,287.55		
Total Income	89,741.72	37,883.32	51,858.40	514,470.48	468,100.00	46,370.48
Expense						
200 - Administration						
202 - Legal Fees	3,008.05			3,228.05		
209 - Annual Dinner/Award	0.00	500.00	-500.00	3,674.91	6,000.00	-2,325.09
210 - Fire Chief Discretionary	182.61	166.66	15.95	790.87	2,000.00	-1,209.13
211 - Bank Charges & Credit Card Fees	0.00	20.83	-20.83	123.93	250.00	-126.07
212 - Prof Fees	300.00	333.33	-33.33	3,600.00	4,000.00	-400.00
214 - Off Supplies	78.24	208.33	-130.09	1,174.04	2,500.00	-1,325.96
215 - Printing/Newsletter	0.00	166.66	-166.66	1,383.39	2,000.00	-616.61
216 - Postage	21.15	41.66	-20.51	934.28	500.00	434.28
217 - Dues, Subscriptions, & Internet	25.00	41.66	-16.66	1,886.14	500.00	1,386.14
218 - Fire Fighters' Association	0.00	41.66	-41.66	195.00	500.00	-305.00
219 - Miscellaneous	172.42	416.66	-244.24	1,533.99	5,000.00	-3,466.01
Total 200 - Administration	3,787.47	1,937.45	1,850.02	18,524.60	23,250.00	-4,725.40
220 - Insurance						
223 - Vol. Fire Fighters' Workers Com	8,570.00	625.00	7,945.00	8,570.00	7,500.00	1,070.00
224 - Commercial Package	0.00	1,666.66	-1,666.66	22,019.00	20,000.00	2,019.00
Total 220 - Insurance	8,570.00	2,291.66	6,278.34	30,589.00	27,500.00	3,089.00

Providence Volunteer Fire Department Income & Expense Budget Performance June 2012

	<u>Jun 12</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '11 - Jun 12</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>
225 · Drug Testing/Physical Exams	0.00	416.66	-416.66	2,665.00	5,000.00	-2,335.00
230 · Taxes						
231 · Sales Taxes						
232 · Meck CO.	232.98	125.00	107.98	4,671.87	1,500.00	3,171.87
233 · Union County	138.30	125.00	13.30	992.94	1,500.00	-507.06
239 · Electricity & Telecommunication	0.00			73.56		
Total 231 · Sales Taxes	<u>371.28</u>	<u>250.00</u>	<u>121.28</u>	<u>5,738.37</u>	<u>3,000.00</u>	<u>2,738.37</u>
236 · Property Tax	0.00	8.33	-8.33	100.00	100.00	0.00
237 · Freight	0.00	8.33	-8.33	0.00	100.00	-100.00
Total 230 · Taxes	<u>371.28</u>	<u>266.66</u>	<u>104.62</u>	<u>5,838.37</u>	<u>3,200.00</u>	<u>2,638.37</u>
300 · Build Maintenance						
310 · Cleaning	0.00	41.66	-41.66	375.00	500.00	-125.00
320 · Landscaping & Lawn Care	345.00	208.33	136.67	2,370.00	2,500.00	-130.00
330 · Trash and Landfill	50.00	41.66	8.34	503.91	500.00	3.91
340 · Pest Control	0.00	41.66	-41.66	228.00	500.00	-272.00
350 · Maintenance Supplies	74.01	333.33	-259.32	3,582.13	4,000.00	-417.87
351 · Furniture	1,053.76	166.66	887.10	3,638.66	2,000.00	1,638.66
360 · Repairs	108.00	1,000.00	-892.00	9,695.45	12,000.00	-2,304.55
Total 300 · Build Maintenance	<u>1,630.77</u>	<u>1,833.30</u>	<u>-202.53</u>	<u>20,393.15</u>	<u>22,000.00</u>	<u>-1,606.85</u>
400 · Utilities						
410 · Electric	1,176.66	750.00	426.66	9,076.91	9,000.00	76.91
420 · Natural Gas	24.33	291.66	-267.33	1,625.71	3,500.00	-1,874.29
430 · Telephone	161.62	416.66	-255.04	5,460.50	5,000.00	460.50
440 · Water	35.12	41.66	-6.54	403.45	500.00	-96.55
Total 400 · Utilities	<u>1,397.73</u>	<u>1,499.98</u>	<u>-102.25</u>	<u>16,566.57</u>	<u>18,000.00</u>	<u>-1,433.43</u>
500 · Fire Fighters' Equip/Training						
510 · Clothing						
512 · Dress Uniforms	0.00	291.66	-291.66	1,305.22	3,500.00	-2,194.78
513 · Clothing - Other	2,560.00	291.66	2,268.34	5,937.07	3,500.00	2,437.07
Total 510 · Clothing	<u>2,560.00</u>	<u>583.32</u>	<u>1,976.68</u>	<u>7,242.29</u>	<u>7,000.00</u>	<u>242.29</u>
520 · Equipment						
521 · Radios\ Pagers - New	0.00	250.00	-250.00	2,258.90	3,000.00	-741.10
522 · Radios\ Pagers - Maintenance	0.00	83.33	-83.33	1,061.30	1,000.00	61.30
523 · Equipment - New	0.00	750.00	-750.00	11,739.04	9,000.00	2,739.04
524 · Equipment - Maintenance	0.00	416.66	-416.66	3,413.36	5,000.00	-1,586.64
525 · Firefighting Supplies	0.00	208.33	-208.33	6,183.56	2,500.00	3,683.56
Total 520 · Equipment	<u>0.00</u>	<u>1,708.32</u>	<u>-1,708.32</u>	<u>24,656.16</u>	<u>20,500.00</u>	<u>4,156.16</u>
526 · PPE (Personal Protective Equip)	6,189.13	2,083.33	4,105.80	26,641.00	25,000.00	1,641.00
530 · Medical						
532 · Supplies	1,153.45	208.33	945.12	1,465.89	2,500.00	-1,034.11
533 · Waste	144.05	125.00	19.05	1,500.01	1,500.00	0.01
Total 530 · Medical	<u>1,297.50</u>	<u>333.33</u>	<u>964.17</u>	<u>2,965.90</u>	<u>4,000.00</u>	<u>-1,034.10</u>
540 · Training						
541 · Seminars	2,098.00	208.33	1,889.67	2,273.00	2,500.00	-227.00

Providence Volunteer Fire Department
Income & Expense Budget Performance
June 2012

	<u>Jun 12</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '11 - Jun 12</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>
542 - Books	1,644.54	166.66	1,477.88	1,644.54	2,000.00	-355.46
543 - PR Literature	0.00	125.00	-125.00	0.00	1,500.00	-1,500.00
544 - Other	0.00			653.90		
Total 540 - Training	<u>3,742.54</u>	<u>499.99</u>	<u>3,242.55</u>	<u>4,571.44</u>	<u>6,000.00</u>	<u>-1,428.56</u>
Total 500 - Fire Fighters' Equip/Training	13,789.17	5,208.29	8,580.88	66,076.79	62,500.00	3,576.79
600 - Fire Engines						
620 - '99 Southern Coach Eng #322	3,038.45	1,250.00	1,788.45	19,028.67	15,000.00	4,028.67
640 - '03 Red Diamond #324	0.00	500.00	-500.00	2,881.86	6,000.00	-3,118.14
650 - '02 Ford Quesco Brush #326	0.00	166.66	-166.66	3,644.52	2,000.00	1,644.52
660 - '95 Intern\Hackney Squad #32	0.00	416.66	-416.66	2,980.10	5,000.00	-2,019.90
680 - '06 KME Pumper #321	0.00	1,333.33	-1,333.33	14,367.39	16,000.00	-1,632.61
681 - Diesel Fuel	0.00	1,000.00	-1,000.00	10,668.27	12,000.00	-1,331.73
682 - Gasoline	60.02	16.66	43.36	60.02	200.00	-139.98
683 - Cleaning Supplies	0.00	83.33	-83.33	0.00	1,000.00	-1,000.00
684 - Miscellaneous Parts	0.00	83.33	-83.33	1,024.97	1,000.00	24.97
685 - Fire Engines - Other	0.00	500.00	-500.00	7,729.61	6,000.00	1,729.61
Total 600 - Fire Engines	<u>3,098.47</u>	<u>5,349.97</u>	<u>-2,251.50</u>	<u>62,385.41</u>	<u>64,200.00</u>	<u>-1,814.59</u>
800 - Firefighters Payroll						
801 - Payroll - Day Shift (Hourly)	13,065.00	15,333.33	-2,268.33	156,976.75	184,000.00	-27,023.25
809 - Payroll - Day Shift (Stipend)	2,640.00			11,320.00		
802 - Payroll - Night Shift (Hourly)	8,265.00	7,000.00	1,265.00	68,974.50	84,000.00	-15,025.50
810 - Payroll - Night Shift (Stipend)	1,620.00			26,502.00		
807 - Payroll Expenses - Training	0.00			2,880.00		
808 - Payroll Expenses						
FICA	1,957.60	1,500.00	457.60	20,178.69	18,000.00	2,178.69
FUTA	0.00	83.33	-83.33	0.00	1,000.00	-1,000.00
SUTA	276.37	300.00	-23.63	3,179.37	3,600.00	-420.63
808 - Payroll Expenses - Other	75.60	250.00	-174.40	991.56	3,000.00	-2,008.44
Total 808 - Payroll Expenses	<u>2,309.57</u>	<u>2,133.33</u>	<u>176.24</u>	<u>24,349.62</u>	<u>25,600.00</u>	<u>-1,250.38</u>
Total 800 - Firefighters Payroll	27,899.57	24,466.66	3,432.91	291,002.87	293,600.00	-2,597.13
850 - Christmas Fundraising Expense	0.00			3,304.80	4,000.00	-695.20
Total Expense	<u>60,544.46</u>	<u>43,270.63</u>	<u>17,273.83</u>	<u>517,346.56</u>	<u>523,250.00</u>	<u>-5,903.44</u>
Net Ordinary Income	<u>29,197.26</u>	<u>-5,387.31</u>	<u>34,584.57</u>	<u>-2,876.08</u>	<u>-55,150.00</u>	<u>52,273.92</u>
Net Income	<u>29,197.26</u>	<u>-5,387.31</u>	<u>34,584.57</u>	<u>-2,876.08</u>	<u>-55,150.00</u>	<u>52,273.92</u>

Providence Volunteer Fire Department
Income & Expense Budget Performance
June 2012

	Annual Budget
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	322,600.00
120 - Dues & Fees	
121 - Union County Fire Fees	120,000.00
Total 120 - Dues & Fees	120,000.00
130 - Vol Donations	
134 - Other	2,000.00
130 - Vol Donations - Other	500.00
Total 130 - Vol Donations	2,500.00
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	23,000.00
150 - Uncategorized Income	
Total Income	468,100.00
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	23,250.00
220 - Insurance	
223 - Vol. Fire Fighters' Workers Com	7,500.00
224 - Commercial Package	20,000.00
Total 220 - Insurance	27,500.00

Providence Volunteer Fire Department
Income & Expense Budget Performance
 June 2012

	<u>Annual Budget</u>
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	<u>3,000.00</u>
236 · Property Tax	100.00
237 · Freight	100.00
Total 230 · Taxes	<u>3,200.00</u>
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	<u>22,000.00</u>
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	<u>18,000.00</u>
500 · Fire Fighters' Equip/Training	
510 · Clothing	
512 · Dress Uniforms	3,500.00
513 · Clothing - Other	3,500.00
Total 510 · Clothing	<u>7,000.00</u>
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	<u>20,500.00</u>
526 · PPE (Personal Protective Equip)	25,000.00
530 · Medical	
532 · Supplies	2,500.00
533 · Waste	1,500.00
Total 530 · Medical	<u>4,000.00</u>
540 · Training	
541 · Seminars	2,500.00

Providence Volunteer Fire Department
Income & Expense Budget Performance
June 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 June 30, 2012

	Jun 30, 12
ASSETS	
Current Assets	
Checking/Savings	
Checking Accounts	
BB&T Checking-5119	80,198.22
BOA Payroll-7449	63,550.04
Total Checking Accounts	143,748.26
CD - BBT - 0094 (02/10/14)	119,487.22
CD - BBT - 0108 (02/10/14)	59,649.81
Firemen Relief-BOA-8254	34,443.43
Total Checking/Savings	357,328.72
Total Current Assets	357,328.72
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	32,452.08
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	-1,019,298.00
Total Other Assets	446,203.63
TOTAL ASSETS	962,243.63
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable	-120.23
Total Accounts Payable	-120.23
Other Current Liabilities	
2100 - Payroll Liabilities	7,270.81
Total Other Current Liabilities	7,270.81
Total Current Liabilities	7,150.58
Total Liabilities	7,150.58
Equity	
3900 - Retained Earnings	957,969.13
Net Income	-2,876.08
Total Equity	955,093.05

9:30 AM
06/29/12
Cash Basis

Providence Volunteer Fire Department
Balance Sheet
As of June 30, 2012

	<u>Jun 30, 12</u>
TOTAL LIABILITIES & EQUITY	<u><u>962,243.63</u></u>



Union County Sheriff's Office
Events By Nature

Date of Report

7/2/2012

1:54:46PM

For the Month of: June 2012

<u>Event Type</u>	<u>Total</u>
911 ABANDONED CALL	5
911 HANG UP	15
911 MISDIAL	3
911 SILENT OPEN LINE	10
ABC VIOLATION	1
ACCIDENT EMD	2
ACCIDENT HITRUN PD LAW	1
ACCIDENT PD COUNTY NO EMD	9
ALARMS LAW	50
ANIMAL BITE REPORT LAW	3
ANIMAL COMP SERVICE CALL LAW	7
ANIMAL LOST STRAY UNWNTD LAW	5
ARMED SUBJECT REPORT	1
ASSAULT SIMPLE LAW	1
ATTEMPT TO LOCATE	2
BARKING DOG	1
BOLO	11
BREATHING PROBLEMS	1
BURGLARY COMMERCIAL BUSINESS	1
BURGLARY HOME OTHER NONBUSINESS	6
BURGLARY VEHICLE	2
BUSINESS CHECK	21
CALL BY PHONE	7
CARDIAC RESPIRTY ARREST EMD	1
DEBRIS IN ROADWAY	1
DISCHARGE OF FIREARM	2
DISTURBANCE OR NUISANCE	2
DOMESTIC DISTURBANCE	3

<u>Event Type</u>	<u>Total</u>
DRUG INFORMATION NOT IN PROGR	1
DSS CALL FOR SERVICES	1
ESCORT	3
FIREWORKS VIOLATION REPORT	2
FOLLOW UP INVESTIGATION	11
FRAUD DECEPTION FORGERY	2
FUNERAL ESCORT	4
HARASSMENT STALKING THREATS	2
INVESTIGATION	7
LARCENY THEFT	3
LOST OR FOUND PROPERTY	1
MEDICAL EXAMINER	1
MEET REQUEST NO REFERENCE GIVN	2
MOTORIST ASSIST	1
NC DOT MISCELLANEOUS	3
NOISE COMPLAINT	1
PREVENTATIVE PATROL	178
PROP DAMAGE VANDALISM MISCHIEF	2
PSYCHIATRIC PATIENT EMD	1
PUBLIC SERVICE	1
PUBLIC WORKS CALL	1
RADAR PATROL INCLUDING TRAINIG	3
REPOSESSION OF PROPERTY	2
RESIDENTIAL CHECK	7
ROBBERY BY THREATS OF VIOLENCE	1
RUNAWAY REPORT	1
SEARCH CONDUCTED BY LAW AGNCY	1
SERVE CIVIL PAPER	5
SERVE CRIMINAL SUBPOENA	1
SERVE WARRANT	10
SICK PERSON EMD	1
STRAY ANIMALS	1

<u>Event Type</u>	<u>Total</u>
STRUCTURE FIRE EFD	4
SUICIDAL THREAT EPD	1
SUSPICIOUS CIRCUMSTANCES	4
SUSPICIOUS PERSON	4
SUSPICIOUS VEHICLE	7
THEFT OF VEHICLE PARTS TAGS	1
TRAFFIC HAZARD	2
TRAFFIC STOP	28
VEHICLE DISABLED	2
WELL BEING CHECK	1

Total Calls for Month: 489

Weddington

6/2012

UCR Code	Description	Date of Report	Incident ID	
120				
120	COMMON LAW ROBBERY	6/17/12	201204537	
			Total:	1
13B				
13B	SIMPLE ASSAULT	6/1/12	201204090	
13B	SIMPLE ASSAULT	6/17/12	201204536	
			Total:	2
13C				
13C	COMMUNICATING THREATS	6/8/12	201204282	
			Total:	1
220				
220	BREAKING/ENTERING-FELONY	6/4/12	201204173	
220	BREAKING/ENTERING-FELONY	6/6/12	201204244	
220	BREAKING/ENTERING-FELONY	6/12/12	201204398	
220	BREAKING/ENTERING-FELONY	6/19/12	201204600	
			Total:	4
23F				
23F	BEL / THEFT FROM MOTOR VEHICLE	6/7/12	201204254	
23F	BEL / THEFT FROM MOTOR VEHICLE	6/7/12	201204260	
23F	BEL / THEFT FROM MOTOR VEHICLE	6/23/12	201204696	
			Total:	3
23H				
23H	LARCENY-FELONY	6/6/12	201204253	
23H	LARCENY-FELONY	6/14/12	201204480	
			Total:	2
250				
250	COUNTERFEITING COIN	6/18/12	201204557	
			Total:	1
280				
280	POSSESS STOLEN GOODS	6/17/12	201204537	
			Total:	1
290				
290	INJURY TO REAL PROPERTY	6/6/12	201204244	
290	INJURY TO PERSONAL PROPERTY	6/7/12	201204254	
290	INJURY TO REAL PROPERTY	6/12/12	201204398	
290	VANDALISM	6/12/12	201204416	
290	INJURY TO REAL PROPERTY	6/19/12	201204600	
290	INJURY TO PERSONAL PROPERTY	6/23/12	201204700	
			Total:	6

Weddington

6/2012

UCR Code	Description	Date of Report	Incident ID	
90Z				
90Z	HARASSING PHONE CALL	6/11/12	201204344	
			Total:	1
999				
999	ANIMAL CALL	6/2/12	201204099	
999	ANIMAL CALL BITE	6/7/12	201204149	
999	ANIMAL CALL BITE	6/11/12	201204080	
999	DEATH INVESTIGATION	6/10/12	201204328	
999	OVERDOSE	6/24/12	201204731	Unfounded
999	SEARCH WARRANT	6/26/12	201204784	
			Total:	6

Monthly Crime Total

28

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: July 9, 2012

SUBJECT: Monthly Report – June 2012

Transactions:	
<5.00 Adjustments	\$(13.30)
Interest Charges	\$97.54
Penalty and Interest Payments	\$(545.64)
Refunds	\$331.65
Releases	\$(71.83)
Taxes Collected:	
2011	\$(4402.94)
2010	\$(261.47)
2009	\$(14.51)
2008	\$(14.10)
2007	\$(10.97)
As of June 30, 2012; the following taxes remain Outstanding:	
2002	\$82.07
2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$157.87
2007	\$154.53
2008	\$1971.60
2009	\$2777.85
2010	\$4918.94
2011	\$8709.74
Total Outstanding:	\$19277.29

2012 Tax Collection Percentage 98.5%

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: July 09, 2012

SUBJECT: Annual Settlement Statement – Fiscal Year 2011-2012

2011 Tax Charge	\$639144.72
Balance Adjustments	\$(45.03)
Discoveries	\$602.18
Interest Charges	\$1976.39
Refunds	\$5673.76
Late List Penalties	\$78.15
Adjustments Under \$5.00	\$(304.48)
2011 Tax Exemptions	\$(31287.55)
2011 Tax Deferments	\$(37306.08)
2011 Tax Write-offs (<5.00)	\$(790.79)
Overpayments	\$(766.50)
Interest Payments	\$(1245.33)
Penalty Payments	\$(43.46)
Releases	\$(1819.18)
2011 Taxes Collected:	\$(565157.06)
2011 Unpaid Balance	\$8709.74

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

FY 2011-2012

	06/01/2012 TO 06/30/2012			
	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REN</u>
REVENUE:				
10-3101-110 AD VALOREM TAX - CURRENT	3,929.47	560,293.79	552,000.00	-
10-3102-110 AD VALOREM TAX - 1ST PRIOR Y	261.47	8,336.12	7,500.00	-1
10-3103-110 AD VALOREM TAX - NEXT 8 YRS	146.52	2,841.81	2,500.00	-1
10-3110-121 AD VALOREM TAX - MOTOR VEH	2,827.00	30,511.59	32,500.00	
10-3115-180 TAX INTEREST	387.89	1,954.32	1,750.00	-1
10-3231-220 LOCAL OPTION SALES TAX REV -	13,009.52	119,836.43	135,000.00	1
10-3322-220 BEER & WINE TAX	0.00	41,251.87	41,000.00	-
10-3324-220 UTILITY FRANCHISE TAX	94,609.01	407,692.33	415,000.00	
10-3340-400 ZONING & PERMIT FEES	2,100.00	15,830.00	10,000.00	-5
10-3350-400 SUBDIVISION FEES	0.00	0.00	1,000.00	10
10-3830-891 MISCELLANEOUS REVENUES	70.00	14,021.65	13,500.00	-
10-3831-491 INVESTMENT INCOME	1,479.24	8,165.27	9,000.00	
TOTAL REVENUE	118,820.12	1,210,735.18	1,220,750.00	
AFTER TRANSFERS	118,820.12	1,210,735.18	1,220,750.00	
4110 GENERAL GOVERNMENT				
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	78,531.00	243,183.25	268,000.00	
10-4110-128 POLICE PROTECTION	0.00	216,609.00	217,000.00	
10-4110-192 ATTORNEY FEES	8,910.32	87,776.97	110,000.00	2
10-4110-195 ELECTION EXPENSE	0.00	9,271.03	10,825.00	1
10-4110-340 EVENTS & PUBLICATIONS	120.15	27,850.90	27,750.00	
10-4110-495 OUTSIDE AGENCY FUNDING	0.00	2,356.60	2,500.00	
TOTAL EXPENDITURE	87,561.47	587,047.75	636,075.00	
BEFORE TRANSFERS	-87,561.47	-587,047.75	-636,075.00	
AFTER TRANSFERS	-87,561.47	-587,047.75	-636,075.00	
4120 ADMINISTRATIVE				
EXPENDITURE:				
10-4120-121 SALARIES - CLERK	5,083.41	64,689.78	65,000.00	
10-4120-123 SALARIES - TAX COLLECTOR	2,730.11	37,509.18	39,000.00	
10-4120-124 SALARIES - FINANCE OFFICER	658.31	7,697.89	8,000.00	
10-4120-125 SALARIES - MAYOR & TOWN COU	1,750.00	21,000.00	21,000.00	
10-4120-181 FICA EXPENSE	774.14	9,898.07	10,400.00	
10-4120-182 EMPLOYEE RETIREMENT	1,168.89	17,788.84	20,000.00	1
10-4120-183 EMPLOYEE INSURANCE	1,479.00	17,669.05	18,000.00	
10-4120-184 EMPLOYEE LIFE INSURANCE	27.16	324.88	325.00	
10-4120-185 EMPLOYEE S-T DISABILITY	24.00	286.80	300.00	
10-4120-191 AUDIT FEES	0.00	7,800.00	7,800.00	
10-4120-193 CONTRACT LABOR	0.00	999.00	2,000.00	5
10-4120-200 OFFICE SUPPLIES - ADMIN	1,433.49	17,050.89	17,500.00	
10-4120-210 PLANNING CONFERENCE	0.00	933.12	1,000.00	
10-4120-321 TELEPHONE - ADMIN	250.03	2,226.10	3,500.00	3
10-4120-325 POSTAGE - ADMIN	0.00	2,970.72	3,500.00	1
10-4120-331 UTILITIES - ADMIN	205.21	3,396.24	4,000.00	1
10-4120-351 REPAIRS & MAINTENANCE - BUIL	0.00	7,134.55	8,500.00	1
10-4120-352 REPAIRS & MAINTENANCE - EQU	701.31	24,314.31	25,000.00	
10-4120-354 REPAIRS & MAINTENANCE - GRO	2,780.00	46,111.69	75,000.00	3
10-4120-355 REPAIRS & MAINTENANCE - PES	0.00	440.00	750.00	4

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

FY 2011-2012

	06/01/2012 TO 06/30/2012			
	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REN</u>
10-4120-356 REPAIRS & MAINTENANCE - CUS	500.00	4,800.00	5,750.00	1
10-4120-370 ADVERTISING - ADMIN	36.00	544.37	1,000.00	4
10-4120-397 TAX LISTING & TAX COLLECTION	9.50	342.16	1,000.00	6
10-4120-400 ADMINISTRATIVE:TRAINING	305.00	3,342.92	3,500.00	
10-4120-410 ADMINISTRATIVE:TRAVEL	345.73	6,203.92	6,300.00	
10-4120-450 INSURANCE	0.00	11,048.45	12,500.00	1
10-4120-491 DUES & SUBSCRIPTIONS	0.00	19,476.00	20,000.00	
10-4120-498 GIFTS & AWARDS	126.56	1,537.64	1,500.00	-
10-4120-499 MISCELLANEOUS	27.88	2,339.88	2,675.00	1
TOTAL EXPENDITURE	20,415.73	339,876.45	384,800.00	1
BEFORE TRANSFERS	-20,415.73	-339,876.45	-384,800.00	
AFTER TRANSFERS	-20,415.73	-339,876.45	-384,800.00	
4130 PLANNING & ZONING				
EXPENDITURE:				
10-4130-121 SALARIES - ZONING ADMINISTR	5,016.38	60,196.56	60,375.00	
10-4130-122 SALARIES - ASST ZONING ADMIN	212.16	1,996.38	2,500.00	2
10-4130-123 SALARIES - RECEPTIONIST	1,546.87	18,824.63	19,000.00	
10-4130-124 SALARIES - PLANNING BOARD	1,250.00	15,600.00	17,500.00	1
10-4130-125 SALARIES - SIGN REMOVAL	441.50	4,657.66	4,500.00	-
10-4130-181 FICA EXPENSE - P&Z	647.72	7,747.69	8,000.00	
10-4130-182 EMPLOYEE RETIREMENT - P&Z	981.88	11,858.55	12,500.00	
10-4130-183 EMPLOYEE INSURANCE	1,479.00	17,821.95	18,500.00	
10-4130-184 EMPLOYEE LIFE INSURANCE	21.84	263.12	300.00	1
10-4130-185 EMPLOYEE S-T DISABILITY	12.00	145.20	200.00	2
10-4130-193 CONSULTING	-97.50	17,692.12	20,000.00	1
10-4130-194 CONSULTING - COG	0.00	822.50	1,500.00	4
10-4130-200 OFFICE SUPPLIES - PLANNING &	33.47	6,541.84	5,000.00	-3
10-4130-201 ZONING SPECIFIC OFFICE SUPPLI	0.00	0.00	2,500.00	10
10-4130-220 TRANSPORTATION & IMPROVEM	0.00	15,764.59	30,500.00	4
10-4130-321 TELEPHONE - PLANNING & ZONI	250.05	2,343.93	3,500.00	3
10-4130-325 POSTAGE - PLANNING & ZONING	0.00	2,034.22	3,500.00	4
10-4130-331 UTILITIES - PLANNING & ZONING	205.23	3,396.34	4,000.00	1
10-4130-370 ADVERTISING - PLANNING & ZON	36.00	464.63	1,000.00	5
TOTAL EXPENDITURE	12,036.60	188,171.91	214,875.00	1
BEFORE TRANSFERS	-12,036.60	-188,171.91	-214,875.00	
AFTER TRANSFERS	-12,036.60	-188,171.91	-214,875.00	
GRAND TOTAL	-1,193.68	95,639.07	-15,000.00	

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2011-2012

PERIOD ENDING: 06/30/2012

10

ASSETS

ASSETS

10-1120-000 TRINITY CHECKING ACCOUNT	466,672.30
10-1120-001 TRINITY MONEY MARKET	809,806.54
10-1120-002 CITIZENS SOUTH CD'S	1,022,166.29
10-1170-000 NC CASH MGMT TRUST	529,779.36
10-1211-001 A/R PROPERTY TAX	8,709.74
10-1212-001 A/R PROPERTY TAX - 1ST YEAR PRIOR	4,918.94
10-1212-002 A/R PROPERTY TAX - NEXT 8 PRIOR YRS	5,648.61
10-1214-000 PREPAID ASSETS	9,760.00
10-1232-000 SALES TAX RECEIVABLE	726.77
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	3,835,881.35

LIABILITIES & EQUITY

LIABILITIES

10-2120-000 BOND DEPOSIT PAYABLE	254,229.28
10-2620-000 DEFERRED REVENUE - DELQ TAXES	4,918.94
10-2625-000 DEFERRED REVENUE - CURR YR TAX	8,709.74
10-2630-000 DEFERRED REVENUE-NEXT 8	5,648.61
TOTAL LIABILITIES	273,506.57

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	95,639.07
TOTAL EQUITY	3,562,374.78

TOTAL LIABILITIES & FUND EQUITY 3,835,881.35

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2011-2012

PERIOD ENDING: 06/30/2012

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