

**TOWN OF WEDDINGTON  
SPECIAL TOWN COUNCIL MEETING  
2011 BOARD RETREAT  
FRIDAY, MARCH 18, 2011 - 12:00 P.M.  
SATURDAY, MARCH 19, 2011 – 9:00 A.M.  
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Special Session at the Firethorne Country Club, 1108 Firethorne Club Drive, Marvin, NC 28173 on March 18 and 19, 2011 with Mayor Nancy D. Anderson presiding.

Present: Mayor Nancy D. Anderson, Mayor Pro Tem Daniel Barry, Councilmembers Werner Thomisser, Robert Gilmartin and Jerry McKee, Planning Board Members Dorine Sharp, Rob Dow and Scott Buzzard, Town Attorney Anthony Fox, Town Planner Jordan Cook, Finance Officer Leslie Gaylord and Town Administrator/Clerk Amy S. McCollum

Absent: None

Visitors: Lorri Elliott, Walker Davidson, Barbara Harrison, Ken Evans, Jack Parks, Steve Carow and Heather Smith.

**Friday, March 18, 2011**

**Item No. 1. Open the Meeting.** Mayor Nancy D. Anderson called the March 18, 2011 Special Town Council Meeting to order at 12:37 p.m. There was a quorum. Mayor Pro Tem Daniel Barry moved to accept the agenda as published. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Gilmartin, McKee, Mayor Pro Tem Barry and Mayor Anderson  
NAYS: None

**Item No. 2. Update from Public Safety Advisory Committee.** Public Safety Advisory Committee Chairman Walker Davidson provided the following update to the Town Council:

**Old Business**

- Reviewed Service Agreement with PVFD and determined that PVFD is currently meeting the service agreement.
- Merger talks between PVFD and WCVFD - Town Council voted to support merger and the PVFD and WCVFD formed committees to discuss merger and have since had merger discussions.
- Intersection of Antioch Church Road and Beulah Church Road - Four-way stop sign to be installed by March 22.
- Discussed speeding on Highway 16 - No changes recommended after first discussion; however, Committee plans to get NCDOT input.
- Make sure all emergency personnel have all gate codes for neighborhoods – Staff has discussed with Town Deputies and they have advised that 911 has the code for all gates in Weddington and Deputy Ron Honeycutt is working with the Waybridge Subdivision on issues that they have with their gate and code.
- Enforcement of Town Ordinances – Staff is working with Sheriff’s Deputies and the Town Attorney on this issue.

New Business

Chairman Davidson asked if the Town Council would like the Committee to explore alternatives other than the merger between PVFD and WCVFD and discussed the option of redrawing the fire district lines and what impact that would have on response times and how many houses would be required to make this option work. The Council discussed who had the authority to redraw the fire district lines. Attorney Anthony Fox felt that the ultimate authority would be the General Assembly in this matter and that the debate should be about how to provide the best emergency services to the Town residents.

The Town Council asked that an item be added to the April Meeting agenda to ask that the Public Safety Committee explore alternatives other than the merger between the PVFD and WCVFD.

Chairman Davidson also reviewed with the Town Council the Committee's process of addressing issues and that he would prefer receiving official direction in the form of a motion from the entire Town Council. Council discussed whether the Committee needed to have a Regular Meeting Schedule or to advertise Special Meetings on an as needed basis. Consensus was to schedule meetings on an as needed basis.

Councilmember Jerry McKee also asked that the speed limit on Weddington-Matthews Road be reduced to 35 mph. The Council asked that the Committee review all of the Downtown speed limits. Chairman Davidson advised that the Committee could request that Scott Cole with NCDOT attend the meeting to help address the speed limits in the Downtown area.

Attorney Fox expressed that the Town Council may want to consider requiring in the Town ordinances that gated communities submit yearly current information to the emergency responders regarding their gate code and to require yearly maintenance of their gate also.

**Item No. 3. Citizens Emergency Response Team (CERT) and Union County Emergency Operations Plan.** Councilmember Thomisser reviewed the following information with the Town Council:

**WEDDINGTON CITIZENS EMERGENCY RESPONSE TEAM (CERT)**

- I. Identify and Recruit Team Members
- II. Identify Special Training Needs
- III. Identify Citizens with Special Needs
- IV. Identify Resources
  - A. Evacuation Sites
  - B. Donations
    - 1. Supplies
      - Can Goods
      - Food Staples
      - Baby Products
      - Bottled Water
      - Personal Hygiene Products
      - Pet Products
    - 2. Services
    - 3. Financial Aid
    - 4. Clothes
  - C. Hotel/Motel

The Town Council received the following:

- A copy of various sections from the Emergency Operations Plan for Union County dated September 19, 2005.
- A Copy of Resolution R-2007-03 Consenting to Application of Union County's State of Emergency Ordinance.
- Document discussing drafting emergency proclamations
- Several Examples of Proclamations - State of Emergency
- Termination of State of Emergency Document
- Brochure from the NC Division of Emergency Management Regarding North Carolina Community Emergency Response Teams (CERT)

Councilmember Thomisser spoke regarding the recent disaster in Japan and discussed that CERT Teams are like insurance policies and that during a disaster, you cannot depend on the County, State and Federal entirely because they are overwhelmed and that the Town should have some kind of structure to help ourselves.

Mayor Anderson stated, "The CERT Program is a federal program. I was in charge of recruiting and training volunteers. I went to all these classes and at the end we graduated and got one of these backpacks that is sitting in everyone's garage collecting dust. I too feel that we should go with Werner's suggestion and that we learn to help ourselves. You have to be able to take care of yourself for five days. I have spent years of my life in emergency response and disaster preparedness. It is an insurance policy. He will discuss the pitfalls that Union County went through."

Councilmember Thomisser – The training budget was cut for the CERT Team for Union County. The Wingate Police Chief bought all the equipment; however, they had a hard time recruiting members. How can we recruit members?

The Council discussed several faith based groups that could help and what the threats were that would affect Weddington and what would the Town respond to?

Councilmember McKee - How much should the Town of Weddington be involved in this? Our role is to organize the faith based groups and form a plan. I do not see us getting involved in disasters that the Federal, State and County get into.

Mayor Pro Tem Barry felt that the role of Town government is to integrate. He stated, "We do not need to drive it, we need to facilitate it. I think we need to examine how this fits in with the scheme of our government and assess who those people are that we need to help."

Mayor Anderson – It is how we integrate with the other agencies.

Ms. Lorri Elliott - If there is a large fire in the community – you can organize and have that help come from the local groups. You could have a campaign telling your residents what they need to have in their home to take care of themselves. A CERT Team can organize resources and get them to the community when they are needed.

Ms. Elliott discussed grant opportunities and that the Town could apply for a grant to purchase radios to be stored at the Town Hall and used in case of an emergency.

Mayor Pro Tem Barry asked that the Public Safety Committee review the CERT Program and make a recommendation and report to the Town Council. The Council asked that the following items be reviewed:

- Explore grant money to be used in this project.
- What is the Town's role?
- Identify the threat assessment for the Town.
- Vet budgetary requests to be presented to the Council prior to budget hearings for FY 2011-2012.
- Inventory HAM radio users in the Town.

**Item No. 4. Update from Parks and Recreation Advisory Board.** Parks and Recreation Advisory Board Chairman Stephanie Belcher provided the following information to the Town Council regarding their budget requests for FY 2011-2012:

**A TOWN'S CELEBRATION OF MUSIC, FOOD, FAMILY AND FUN!**

**Proposed Dates:**

- Day Long Activities – Saturday, August 20, 2011, 6am – 12 midnight
- Rain Date – Saturday, August 27

**Theme:**

- An Extended Day Long Celebration of Town, Community, Family and Music. Activities and Entertainment designed to attract varied interests and demographics. Focus on the Spirit of a Small Town America.

**Location:**

- Harris Teeter Parking Lot and Hunter Farms

**Plan of Events:**

- Saturday 6am 5K Fun Run and Stiletto Run
- 4-5 Bands performing throughout the day starting at noon on a stage location at Hunter Farms
- Dance, Choral, Martial Arts, Sports Demonstrations throughout the day – focus on local groups
- Kids Entertainment area, 10am -10pm includes: inflatables, arts and crafts, sports and contests such as watermelon eating, egg toss, balloon race
- Roller Derby Stars in Harris Teeter Parking Lot
- Day Long Raffles and Silent Auction Prizes to benefit charities
- Auto Show at Harris Teeter day long with Prizes
- Vendor Tables from local businesses selling wares, providing information, and food
- Food/Beverage Concessions staffed by local food vendors or Charity/Community Groups
- Information Booths from local groups and charities
- Farmers Market of locally grown food
- Other contests and activities

**Sponsorship:**

- Cash and In-kind sponsor packages that will provide name and recognition on advertising, t-shirts and signage, no table fees, verbal recognition during festivities
- Concession stands: profit businesses minimal table fee, charities/non-profits no fee
- Information booths: profit businesses minimal table fee, charities/non-profits no fee
- Co-sponsor: Kids First of the Carolinas to ensure that businesses and other sponsors receive incentives to participate and donate cash/in-kind items. Use of charitable status for insurance, beverages, licenses, etc.

**Estimated Costs:**

- Without cash or in-kind sponsor donations is estimated at \$37,500.
- Sponsorship and In-kind donations cannot be predicted, a Charity co-sponsor will drive higher levels of participation, sponsorship and donations.
- 2010 Event required \$22K in cash expenditures,
  - Sponsorship dollars were secured in support of the charity in the amount of \$8.5K
  - Town of Weddington Contributed \$11K.
  - Concession profits were used to offset event costs.

Parks and Recreation Chairman Stephanie Belcher provided the Town Council with the following Parks and Recreation Budget Proposal for 2011.

Total Expenses - \$47,150.00  
Easter Egg Hunt 2012 - \$1,000.00  
Weddstock - \$37,500.00  
Tree Lighting - \$6,200.00  
Litter Sweeps - \$300.00  
Meet and Greet Local Groups - \$50.00  
Survey - \$1,000.00  
State Park Grant Proposal - \$600.00  
Farmer's Market - \$500.00

Chairman Belcher advised that the budget for Weddstock is based on a worst case scenario without donations or sponsorships and felt that the actual costs would be considerably lower. She mentioned that the Committee is looking at different locations to hold the event but there were not a lot of options. Ms. Belcher felt that a lot of the donations fell through for the last event because of timing. She also expressed that the Committee felt that alcohol should be sold again this year at the event.

Councilmembers questioned whether it is a Town event or a charitable event for Kids First of the Carolinas?

Chairman Belcher - I would say it is a Town event and being run in partnership with Kids First of the Carolinas. They are going to tap their resources. They are going to run the drink sales and get the proceeds from that. The bands would charge three times the amount if they were not involved. I think we can easily raise \$20,000.

Mayor Pro Tem Barry – You delivered a great product last year. That is a ton of money in a budget environment that we are struggling with.

Ms. Belcher stated, “If the Town cannot back the event then the event probably would not happen. If the charity is not involved, the costs would probably double. The Planning Committee will have to work with the amount you give us. We need to know if you want us to proceed.”

Mayor Anderson discussed the drumSTRONG event that is held in Weddington each year and whether the Town wanted to partner with them in any way.

Councilmember McKee discussed the Tree Lighting event and advised that it would cost approximately \$700 to purchase a live tree to be planted at the Town Hall. Councilmembers mentioned the positive remarks they hear of how the Town Hall is decorated at Christmas. Town Administrator/Clerk

McCollum advised the Council that the quote to purchase and install LED lighting for the house would be approximately \$2,570.32.

**Item No. 5. Update from Historic Preservation Commission.** The Town Council received the following update from Historic Preservation Commission Chairman Janice Propst which was presented by Barbara Harrison:

- Our committee is getting everything we currently have organized and safely preserved. In the last two weeks we have put six man-hours into organizing the existing articles, photographs and memorabilia and filing for ease in retrieval and collecting.
- Once all existing items are filed, we are going to go through all the collected data and determine historic relevance and actually find ways to display some of those pieces of history in our Town Hall. (Examples: Currently getting framed a print of the original Academy and will determine other historic pieces of relevance that need to be displayed).
- Where we have gaps in our historic preservation, we are going to work with the Heritage Room in Monroe to fill in and make copies for our archives.
- We are going to have a tea (probably sometime this summer) and invite the older members of our community to the tea in hopes to gather additional stories and memorabilia that we can copy for Town preservation.
- Preservation of old structures - we have not gathered enough data yet on this project to see if viable – but there is an existing tenant farm house still standing here in Weddington and we would like to move forward with talking to carpenters on how this might be preserved and restored to some form /if would be able to be preserved. Expense involved, etc. If not viable, then at least preserve through photographs an era gone by.

Ms. Harrison advised that the Committee felt that it would be important to research who was the first Council and Mayor for the Town. The Committee also asked that some type of Town pin be available to give out. Staff advised that there is a Town pin that could be used by the Committee.

Ms. Dorine Sharp advised that there are several students that need service hours that could possibly assist the Committee in sorting the articles.

Councilmember McKee mentioned that the Committee could contact Weddington UMC to arrange to look at the historic files that they have to see if there would be any useful documents to copy for the Town. He stated, “I would like for the Committee to look at the possibility of moving and restoring the one room school building that is located on the Short property.”

**Item No. 6. Water and Sewer Discussions – Mr. Edward Goscicki, Union County Public Works Director.** The Town Council received a map showing Union County Utilities. Union County Public Works Director Ed Goscicki reviewed a Powerpoint Presentation with the Council on Union County’s Water and Wastewater Capacity Needs. He stated, “We have a challenging issue and a unique situation in Union County. The situation we are in now is abnormal. We should not be here. We should not be allocating capacity. Union County utilities grew by 12% in 2007. I have lived in some of the highest growth areas in the United States and 12% growth is unheard of.”

Ms. Goscicki discussed the following:

- Current Water Supply Situation and WWT System.
- Water System Overview.
- Union County is 50% owner of the Catawba River Water Plant which provides 18 MGD of capacity.

- Union County has a purchase water agreement with Anson County with no equity interest in their facility.
- All the water in Weddington comes from the Catawba River Water Plant.
- Only 30% of Union County is in the Catawba Basin but 83% of our water comes from this source.
- Union County is currently limited to an Interbasin Transfer (IBT) of 5 MGD from the Catawba Basin into the Yadkin Basin.
- To meet current water needs in Yadkin Basin portion of Union County, the County moves about 5.6 MGD from the Catawba Basin.
- Water demand in Yadkin Basin is currently 7.5 MGD total (5.6 MGD from Catawba and 1.9 MGD from Anson).
- IBT Limits have a major impact on water supply planning in Union County.
- Union County is expanding supply from Anson County to reduce reliance on IBT from the Catawba River by renegotiating 1992 Agreement (Expires in 2014) to 2034. Current infrastructure limit capacity to 1.9 MGD. Improvements nearly complete to allow full use of 4 MGD and increasing capacity to 6 MGD by 2014.
- Projected growth rate of 2.5% will exceed Anson supply by 2020.
- Eastern Water Supply Options Considered - Expand the Anson WTP and Convey Potable water to Union County, Convey raw water from Blewett Falls and construct a new WTP in Northern Union County, Convey raw water from Blewett Falls and Construct a new WTP in Western Anson County and Expand the CRWTP and increase in IBT.
- Recommended Water Supply Alternative - Convey Raw Water from Blewett Falls and Construct a new WTP in northern Union County or Anson County.
- Project schedule for Eastern WTP - 9 years.
- Western Water Supply - CRWTP Capacity – 36 MGD, Union County max – 18 MGD and Total Permitted Water Withdrawal – 100 MGD (Planned expansion will provide Union County with an additional 9 MGD for a total of 27 MGD).
- The regulations in North Carolina are not very supportive of reclaimed water.
- Water conservation needs to start with the Town's development code.
- Union County currently utilizes 100% of its capacity from the CRWSP.
- With 2.5% growth, additional capacity is needed from the Catawba WRP to meet committed capacity.
- Self-Help Program - Very challenging program to set up and administer. Water is currently not available. Union County needs to come up with a better equitable way to make this program work per Mr. Goscicki.
- Union County Waste Water Services are in four major drainage areas: Twelve Mile, Six Mile Creek, Crooked Creek/Grassy Branch and Monroe/Richardson Creek.
- Additional sewer capacity for new projects will be available in 2011.

Mayor Anderson asked Mr. Goscicki what he needed from the Town of Weddington. Mr. Goscicki answered that they needed water tank approval and to continue a cooperative relationship with Weddington.

Councilmembers questioned how older communities get on the water system?

Mr. Goscicki advised that it involved property owners fronting the bill to run the lines along the existing roadways for existing developments. He discussed that a large part of the Town was on well and septic and a lot of the septic systems were installed prior to 1983 which did not require a repair area for the septic system.

**Item No. 7. Presentation by the Providence Volunteer Fire Department – Mr. Jack Parks.** The Town Council received a Fire Districts Map and a PowerPoint Presentation from the Providence VFD discussing the following: Brief History, Apparatus Inventory, Accomplishments, Utilization, Staffing Model, Financial Needs and Future Considerations.

Mr. Parks showed the Providence VFD District in 1954 and advised that it was built to serve a large portion of Mecklenburg County and discussed that Providence in 2011 was underutilized. Mr. Parks showed where the department is located and where the territory line is located. He stated, “This is a real factor with medical calls. During fire calls, two departments go. For emergency calls, only whoever’s district the call is in is who goes out. Volunteers are hard to find in Weddington due to demographics. We expect to end this physical year 2010/2011 with income of \$515,019 and expenses of \$531,721 for a shortfall of \$16,702. We added one unbudgeted paid night staff in August but had implemented a spending freeze in late spring of 2010 which helped manage the deficit. In 2011/2012 our Expense Budget is \$584,750, Income Budget at \$135,100 (Fire Fee, Subsidy, donations, fundraisers) with a potential shortfall of \$449,650. These numbers are based on losing funding from Mecklenburg County and no subsidy from the Town of Weddington. We could still get funding from Mecklenburg County of \$99,500 or \$77,000 which would make the projected deficit \$350,150 or \$372,650 respectively.”

Mr. Parks discussed that alterations of the fire station were needed to meet building code. The addition of a sprinkler system, exterior stairwell and fire rated walls between apparatus and occupied quarters needed are estimated to cost \$450,000. Additions to meet the needs of the station for the next 25+ years are estimated to cost between \$1.5 million to \$2 million. Mr. Parks advised that they are also looking at selling the historic antique fire truck.

The Steering Committees for Providence VFD and Wesley Chapel VFD have met to discuss a possible merger. The Boards from both departments and the members are not convinced that a merger will be best for the community and will not solve the financial funding needs of Providence VFD.

Mr. Parks discussed the following Pros and Cons of a merger:

**Pros**

- Potential increase in pool of volunteers for PVFD
- Some capital purchasing advantages
- Possible better utilization of equipment
- Blended fire tax rate would be approximately 3.4 cents instead of potential 8.0 cents

**Cons**

- Resulting department with three stations could require administrative paid staff
- Volunteers from WCVFD are concerned with added call volume
- Weddington will lose identity with PVFD
- PVFD personnel will lose future operational input

Mr. Parks passed out the following document:

**Financial Data**

WCVFD Budget - \$1,441,731  
PVFD Budget - \$584,750  
Combined - \$2,026,481



Projected WCVFD Revenue with Sales Tax and Donations - \$1,441,731  
Projected PVFD Revenue with Sales Tax and Donations - \$135,100  
Total \$1,576,831

Mr. Parks advised that Weddington has the right to designate a fire department to serve the citizens of the Town but they would have to consider distances from PVFD to all areas of Town limits because the ISO 6 standards require a 5 mile limit. Mr. Parks showed distances from PVFD in road miles.

The following items were discussed:

- Paid stipend for Chief.
- Providence advised that Wesley Chapel has no desire to keep the name Providence.
- The citizens of Weddington deserve a solution to these issues.
- April 2, 2011 Fundraiser for Ken Harrison.
- The two departments do not feel that a merger offers costs savings.
- Does Providence VFD need to acquire more land for future renovations?
- Wesley Chapel and firefighters for both stations have concerns with a merger.
- Wesley Chapel does not have people man their stations at night and would have to change their staffing.
- Next Steering Committee Meeting is April 16.
- Discussed what new fire district lines would look like.
- Citizens want Police, Fire, and EMS protection.
- Providence would need \$465,000 from the Town for funding if they maintained their current cash balance.

Council asked that Attorney Fox research who can redraw fire district lines and advised that Jordan Cook and Leslie Gaylord would be available to work with Providence VFD and the Public Safety Advisory Committee on determining assessed value for a new proposed district.

**Item No. 8. Meet and Greet Reception.** The Weddington Town Council held a Meet and Greet Reception with Weddington Residents, Union County Board of County Commissioners, State Senator Tommy Tucker and Representative Craig Horn from 6:00 p.m. to 8:00 p.m.

**Item No. 9. Recess.** Mayor Anderson recessed the meeting at 8:00 p.m. to the following morning at 9:00 a.m.

**Item No. 10. Reopen the Meeting.** Mayor Anderson reopened the March 18-19, 2011 Retreat at 9:00 a.m. on Saturday, March 19.

**Item No. 11. Update from Downtown Development Committee.** Chairman Scott Buzzard advised that he is meeting the Downtown Consultant on site Monday to discuss Town marker locations and he discussed Highgate's concerns over the location of the marker near their subdivision. The group discussed pushing all the markers to the Town's boundaries or having the markers close to the street lights within the Downtown area. Mr. Buzzard advised that the street lights should be installed within the next 4 to 6 weeks. He stated, "We will take the location of the Town markers back to the Downtown Development Committee to review and consider and also the design of the banner to be placed on the street lights. NCDOT has installed the landscaping in the medians and we have a subcommittee of the Downtown Committee working with Urban Forester David Grant on coming up with a plan to augment what NCDOT has installed. We are going to try to prioritize from the stop light out. NCDOT has to approve what we plant in the medians."

Mayor Anderson asked that Rea Road and Hemby Road also be added to the list.

**Item No. 12. Development of Town Hall Landscaping Plan.** The Town Council received numerous photos showing examples of fountains, street lighting, benches, park areas, landscaping and shelters. Councilmember Jerry McKee asked if the Town Council wanted to pursue developing a small park area in the back of the Town Hall property.

Items discussed:

- Mayor Anderson reported that Barry Moose has advised that he has the funding for the traffic circle at Weddington-Matthews Road.
- Councilmember Werner Thomisser pointed to past surveys where citizens expressed that they wanted a gathering spot.
- Mayor Pro Tem Daniel Barry expressed concern over the budget requests that the Town has received so far for the Providence VFD and that timing for developing a small gathering area may not be right.
- Council praised Councilmember McKee for the work he has done on beautifying the yard at Town Hall.
- Councilmember McKee discussed purchasing a live tree to plant for the yearly tree lighting. Councilmembers were concerned with the location of the tree and what the mature height of the tree would be. Council authorized Councilmember McKee to purchase the tree in this year's budget and to decide on the location after researching the mature height of the tree.
- Council asked that Councilmember McKee work on getting a landscape architect to sketch a plan to be considered by the Downtown Development Committee which may include the following: traffic circle, additional landscaping, uses for acreage behind Town Hall, parking, flag pole, steps to shopping center, fence, removal of garage, etc. and to show an appropriate phasing plan.
- Council asked that the traffic circle include conduit for future irrigation and electrical needs.

**Item No. 13. Technology for Council and Staff.** Staff and Council discussed ways to enhance communication. The expectation of staff is that Council check their email on a daily basis and for urgent matters that individual phone calls would be made.

Items discussed:

- Paperless Council Agenda Packets and the monetary savings to the Town in paper costs and staff time.
- Personal Council emails versus Town emails. Attorney Fox will prepare a policy regarding separate email accounts and best practice methods for emails.
- Technology Allowance for Town Council
- Council advised that they would like to pursue moving forward on using technology for Town Council Packets and asked Town Administrator/Clerk McCollum to research and bring back proposals to be considered for the budget.

**Item No. 14. Library and Yearly Operating Cost Contribution.** Councilmember Thomisser discussed the following information:

**Union County Capital Improvement Plan  
Debt Capacity  
2010-2014**

2011-2012	\$3,566,150
2012 -2013	\$2,014,095

Total \$5,580,243

Union County 2010 – 2011 Manager’s Recommended Budget  
Presented by Al Greene, County Manager – Spring 2010  
Page 59, Line Item 78 (Waxhaw Regional Library)

The Town Council received the following:

- Documents showing the Annual Operating Costs Comparison, Personnel Count and Construction Costs between a 20,000 SF Regional Library and a 35,000 to 40,000 SF Super-Regional Library.
- Article dated March 4, 2011 entitled \$2 Million Needed to Save Myers Park, 4 Other Library Branches.
- Census Numbers for Union County Municipalities
- Document discussing Generations at the Library and Online
- Document discussing items that the Library offers
- Article Entitled Falling in Love at the Library

Items Discussed:

- Councilmembers discussed whether they would be willing to allocate \$100,000 a year for 10 years for the operating costs for a Western Union County Regional Library.
- Councilmember McKee stated, “I do not know if we can address funding until a library is built. It is irrelevant. You cannot budget for it now, when you do not know if there is going to be a library. You can state the objective to fund whatever per year.”
- Finance Officer Gaylord informed the Council that \$250,000 is reserved for the Library in the Town’s Fund Balance.
- Mayor Anderson stated, “We need a comprehensive plan for the Library to take to the County Commissioners. The Library is a County Function. They have to build it and operate it. I want to convince them that it is doable. We do not need a 40,000 square foot library.”
- Councilmember Thomisser stated, “I have been to the Marshville Library. Most of that money was donated. It is a smaller library. The reality is that Union County does not have money to build a large library. It is naïve of us to believe that Indian Trail is going to help us with a library. The County cannot require us to pay operating costs when the other libraries in Union County do not pay for their own.”
- Councilmember Thomisser discussed past survey results and felt that people wanted a library.
- Mayor Pro Tem Barry expressed that Weddington today versus when the past survey went out is very different. He stated, “Taxes are going up and services are going down and these non-essential things are going to fall under scrutiny. We need to be careful about exposing the citizens for more and more expense and the pressure that it will take on our tax rate.”
- Councilmember Thomisser spoke about the award that the Town of Matthews received for operating their library with the help of volunteers.
- Council felt that the Town has shown a good faith effort by reserving \$250,000 in the Town’s Fund Balance for the Library.

Council agreed by consensus to allow Councilmember Thomisser and Mayor Anderson to work on a library plan in conjunction with site selection and to bring back to the Town Council several scenarios within the next 6 months.

**Item No. 15. Greenspace and Urban Planning/Land Use Plan Revisions.** The Town Council received the following memo from Town Planner Cook, a copy of the Goals and Policies Section of the Land Use Plan and the Weddington Future Land Use Map:

- The Weddington Land Use Plan was approved in March 2002. It is required that the Land Use Plan be updated every ten years.
- The Planning Board has already reviewed the “Goals and Policies” section of the Land Use Plan. Their suggested revisions are shown on the attached “Goals and Policies” section in your book.
- The Town would now like to enlist the assistance of COG to help with the required Land Use Plan update.

Mayor Pro Tem Barry questioned what the term “rural character” means to the Council and how would the Town plan for and protects its rural character?

Items Discussed:

- Paid Development Rights.
- Councilmember Gilmartin advised that his definition of rural character would be one house per acre with a buffer at the road with no more commercial.
- Is the Town’s zoning preserving rural character? Do the ordinances need to be amended?
- Council advised that they would be able to give the Planning Board clear direction on this item within 60 days and that they could begin minor revisions to the Land Use Plan with the assistance of the Town Attorney.

Council discussed the differences between conditional zoning versus conditional permits and requested that staff and the Planning Board begin changing everything to conditional zoning to eliminate the quasi-judicial process.

Planning Board Chairman Sharp questioned whether the Town would want a separate zoning classification for institutional uses. The Council advised that they would like the Planning Board to discuss this issue further.

**Item No. 16. LARTP Text Amendment Questions/Transportation.** The Town Council received the following memo from Town Planner Cook:

- The Town Council approved the LARTP (Local Area Regional Transportation Plan) at the September 14, 2009 Town Council meeting. Approval of this only included the Thoroughfare/Transportation Plan and LARTP Study.
- Each municipality (Marvin, Waxhaw, Weddington and Wesley Chapel) involved in the LARTP Study received a list of ten possible Text Amendments to add to their Ordinance. Each municipality was given the choice to choose which amendments suit their individual needs. The adoption of these text amendments is optional.
- The Planning Board reviewed these Text Amendments at the January and February 2011 Planning Board meetings. The Planning Board recommended adding just the definition of the LARTP and its Purpose Statement. The term “LARTP” was also added to our Major and Minor Thoroughfare Definitions. The Planning Board determined that the Text Amendment regarding right-of-way dedication was a policy decision that needed input from the Town Council.
- The Town’s current Ordinance states that the subdivider is responsible for the reservation of right-of-way when the tract of land to be subdivided includes any part of a major or minor thoroughfare shown on the MUMPO Thoroughfare Plan.
- The proposed text provided by the LARTP consultants states that right-of-way be dedicated when the tract of land to be subdivided includes any part of a major or minor thoroughfare shown on the LARTP Thoroughfare Plan.

- The attached handout shows the proposed LARTP text and the Town’s current Ordinance.

The Town Council also received the following:

- A copy of the Proposed Text Amendments
- Highway Map – Western Union County Local Area Regional Transportation Plan
- Article – Snakes with Too Much for Dinner: Conforming to the Transportation Plan
- 

Mayor Anderson and Mr. Rob Dow recused themselves from discussion of this matter.

Items Discussed:

- How does the language affect the property owner versus developer of the property?
- How does this language affect different sizes of parcels?
- Dedication of property helps to get roads built.

The Council was in favor of keeping the language in the ordinance as is.

The Town Council directed the MUMPO Representative and Town Planner to pursue Safe Routes to School Funding for Preserve at Brookhaven and Weddington Brook.

Mayor Anderson discussed the possible realignment of Weddington-Matthews Road north of the Town Hall due to the dangerous curve at that location. Mr. Dow recused himself from discussion on this item since he was a property owner near the area. Council did not take any action on this item.

Mayor Pro Tem Barry discussed the widening of Highway 84 to five lanes and discussed the need for a bigger culvert near the WCWAA property. He stated, “Adding a larger culvert would move water faster through that basin.”

Attorney Fox advised that studies have been done that have recognized that the culvert is an impediment. He stated, “The question becomes how does the Town get involved in a State controlled issue and whether you want to offer that as a part of how to address a bigger issue later on in the process that we are in now.”

Council agreed that this issue should be looked into and evaluated in the future but recognized the fact that the State has no money to address the issue.

**Item No. 17. Preparation of Agenda Items for Union County Board of County Commissioners Meeting.** The Town Council received a copy of a letter dated December 29, 2010 from the Union County Commissioners expressing the desire to schedule a joint session between the Town and the Union County Board of Commissioners to discuss items of mutual interest and benefit between the two governmental entities. The Council received a copy of the minutes from the last joint session held with the Union County BOCC.

The Council agreed on the following agenda items and asked that the Town Clerk work on scheduling the meeting with the County Commissioners: Fire, Parks, Water and Sewer, Library and County Budget.

Mayor Anderson discussed that the Council needed to go to the Union County Board of Commissioners with viable options for the Providence VFD issue. The Council discussed the following:

- Combined stations/merger would increase the tax rate.
- Union County has taken away funding.

- The Union County Fire Study recommended that Wesley Chapel VFD and Providence VFD merge.
- Wesley Chapel VFD receives a fire tax and Providence VFD receives a fire fee.
- Boundaries are inequitable. How does the Town change the boundaries?
- Whoever runs the fire station on Hemby Road, the building still needs to be brought up to code.

Attorney Fox will report on the Town's authority on this matter by May to the Town Council.

**Item No. 18. Parks and Recreation Trust Fund (PARTF) for 2012.** Council advised that they were not in favor of pursuing this grant unless a park area is connected to a Library.

**Item No. 19. Preliminary Budget Review.** The Town Council received a Preliminary Operating Budget for Fiscal Year Ending June 30, 2012. Finance Officer Gaylord advised that she had prepared a 2.5 cents budget and a 3 cents budget.

Council asked that the following items be added to the proposed budget:

- \$450,000 be reserved from Fund Balance for Providence VFD Maintenance and Repairs to Station
- \$250,000 to Providence VFD for Operating Costs
- Catawba Lands Conservancy - \$1,000
- Continue to Pay Town's share for Union County Urban Forester
- Retreat – Keep Local with Facilitator
- \$200,000 reserved in Fund Balance for Rea Road Extension
- Salary and COLA Discussion – Closed Session in April
- Weddstock – Allocate for a shortfall of up to \$20,000 (Members discussed changing the name of the event and Councilmember McKee discussed his concern over alcohol being served.)
- Easter Egg Hunt for 2012 - \$500.00
- Tree Lighting for 2011 - \$5,000.00
- Litter Sweep - \$300.00
- Meet and Greet - \$50.00
- Town Administrator/Clerk McCollum will provide a quote for Council technology needs.
- Councilmember McKee will provide a quote for the maintenance of the medians on Providence Road.
- Allocate \$200,000 for engineering work for Rea Road Extension.
- Council agreed to use the money budgeted for window glazing at the Town Hall to help with the fees associated with the landscape architect for the Park Plan for Town Hall.
- Finance Officer Gaylord will poll Council on next meeting date to discuss the budget.

The following items were discussed:

- Mayor Anderson advised that she would support a paid stipend for the Providence VFD Chief.
- Council discussed the process of giving Providence VFD their budgeted money either monthly, quarterly, etc. Council asked that money not be advanced to the Fire Department and that the Council would decide how to pay after the budget has been adopted.  
It was advised that the Providence Fire Station has not been cited for code violations.
- Council discussed Providence doing the repairs in phases and whether multiple options or a less expensive adequate resolution had been explored.

- Councilmember McKee expressed that he would like the project to be bid out. Attorney Fox advised that the Council could ask that the Fire Department's architect comply as closely as possible to the bid requirements.
- State may begin withholding funds due to their budget shortfall.
- Council asked that Attorney Fox review the contract for the Union County Sheriff's office relative to the Town Deputies and their concern over the expense of training the deputy and adding a clause that the Deputy would have to stay with the Town for at least two years.

(Councilmember Gilmartin left during this discussion period.)

**Item No. 20. Adjournment.** Mayor Pro Tem Barry moved to adjourn the March 18-19, 2011 Retreat. All were in favor, with votes recorded as follows:

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

The meeting ended at 3:22 p.m.

---

Nancy D. Anderson, Mayor

---

Amy S. McCollum, Town Clerk