

**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, OCTOBER 10, 2016 – 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 October 10, 2016, with Mayor Bill Deter presiding.

Present: Mayor Bill Deter, Mayor Pro Tem Don Titherington, Councilmembers Michael Smith, Scott Buzzard, Janice Propst, Town Attorney Bobby Sullivan, Town Administrator/Clerk Peggy S. Piontek, and Planning Board Chairman Dorine Sharp

Absent: Finance Officer Leslie Gaylord

Visitors: Amelie Schoel, Ron Gilkerson, Ed Goscicki, Rob Dow, Bill Price, Brookes Versaggi, Marcos Bilbao, Walton Hogan, David Weirich, Judge Jeff Carpenter, Robert Price, Reid Owen, Bob Davis, Pender McElroy, Mike Sealy, Stephen Goodwin, Mike Kissel, Mark Van Dyne, Dan Barry, Liz Callis, Anna-Marie Smith, Eric Blowers, Jeff Gardiner and Graham Adams

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

**Item No. 1. Open the Meeting** Mayor Deter opened the October 10, 2016 Regular Town Council Meeting at 7:00 p.m. and announced that Mayor Pro Tem Titherington will be a little late.

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

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

**Item No. 4. Presentations**

**A. Presentation of the Union County Curbside Collection Program - Ed Goscicki and Ron Gilkerson**

Mr. Goscicki stated to Council that he is going to local jurisdictions proposing a cooperative approach for solid waste within the municipalities of western Union County to see if they are interested in it. He would prefer a vote of the Town Council tonight if possible. If the Council is interested, Mr. Goscicki and staff will define what the services, requirements, and what the agreement will look like which will then need to be adopted by Union County Commissioners. At that time an agreement will be drawn up for the participating municipalities. Union County is trying to get the waste stream directed through them. Some of the topics Mr. Goscicki presented included:

- Enhancement of services and cost reduction for residents
- The broad spectrum of solid waste services Union County currently provides
- Convenient center sites

- Collection includes construction and demolition, municipal solid waste, composting, recyclable, household hazardous wastes, used oil, tires and electronic waste
- All homes are not required to participate
- The current curbside collection system
- All participating companies will need to be qualified by Union County
- An overall view of the cooperative approach which includes what they would pick up

Council had a brief back and forth discussion with Mr. Goscicki and Mr. Gilkerson resulting in advising them that they would like to think about it and discuss it amongst themselves before making any decisions or commitments.

### **Item No. 5. Public Comments**

Eric Blowers stated that he would have liked to have the County representatives here for his comments and that this is the first time he has ever seen a Weddington agenda not list public comments first. He addressed some concerns with the presentation just heard:

- The nearest transport station is in Monroe. The County's is 26 miles beyond that resulting in unnecessary fuel expense to company.
- The County needs to market as a market participant not with government regulations to give them a leg up.
- Anyone who supports this is in favor of bigger government.
- A prequalification ordinance is already in the County's books from 1982 which states that every trash truck must be inspected by the County which they do not do.
- The County should not change a law because they have expenses that need to be met.
- There is no accounting for the waste stream by recording the company and the County from where it originated to the State.
- The idea about prequalifying companies is great.
- The County is trying to take over this function.

Eric Blowers acknowledged that he appreciated some of the things the County suggested but feels the only reason they are doing it is to control the flow into their transfer station. He asked Council not to consider doing this and if they need a working group on it, he is volunteering to assist them in any way to illuminate the other side of the situation.

Amelie Schoel stated she is running for the Union County School Board for District 5. She provided professional and personal background on herself and her family and said what prompted her decision to run. She has regularly attended School Board meetings and has learned a lot about Union County Public Schools' finances, facilities, curriculum and policy committees. She requested support as attention is focused on moving forward for our children, communities and future. Ms. Schoel advised her goal is to positively engage individuals, communities, local municipalities and County government in the future of Union County Public Schools and would appreciate their support.

Jeff Carpenter stated he is a Superior Court Judge and is running for re-election. He was appointed by Governor McCrory in February to take Judge Lee's position when he retired and has been in the position since June 2016. He provided his professional background and said he has met most of the residents here in an informal setting but chose to attend this evening to introduce himself. Judge Carpenter

suggested that Council can get information about him from the residents without him having to do it tonight. He said he would appreciate them checking him out and if he meets their standards and criteria he would appreciate their support.

#### **Item No. 6. Additions, Deletions and/or Adoption of the Agenda**

Councilwoman Janice Propst made a motion to add the August 8, 2016 meeting minutes to the agenda item 8d. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst

NAYS: None

*Mayor Pro Tem Titherington entered the meeting.*

#### **Item No. 7. Consent Agenda**

**A. Call for Public Hearing for Review and Consideration of Text Amendment to Section 46-45(f) Addresses and Cluster Mailboxes**

**B. Consideration of Proclamation for Domestic Violence Awareness Month (COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**

Councilman Mike Smith moved to approve the Consent Agenda as written. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst and Mayor Pro Tem Titherington

NAYS: None

#### **Item No. 8. Approval of Minutes**

**A. Approval of August 29, 2016 Special Town Council Meeting Minutes**

Councilwoman Propst moved to approve the August 29, 2016 Special Town Council Meeting Minutes. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst and Mayor Pro Tem Titherington

NAYS: None

**B. Approval of September 8, 2016 Special Town Council Meeting Minutes**

Councilwoman Propst moved to approve the September 8, 2016 Special Town Council Meeting Minutes. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst and Mayor Pro Tem Titherington

NAYS: None

**C. Approval of September 12, 2016 Regular Town Council Meeting Minutes**

Mayor Pro Tem Titherington requested a change on the top of page 7 to read “flooding abutting prior neighbors.”

Councilwoman Propst moved to approve the September 12, 2016 regular Town Council Meeting Minutes as modified. All were in favor, with votes recorded as follows:

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

**D. Approval of August 8, 2016 Regular Town Council Meeting Minutes** – *this item was added with a motion made by Councilwoman Propst in Additions and Deletions*

Councilwoman Propst moved to approve the August 8, 2016 Regular Town Council Meeting minutes. All were in favor, with votes recorded as follows:

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

**Item No. 9 Public Hearing and Consideration of Public Hearing**

**A. Review and Consideration of Preliminary Plat for the major subdivision, Weddington Pond (formerly Sugar Magnolia)**

Mayor Deter opened and closed the Public Hearing as no one had signed up to speak.

Planning Board Chairman Dorine Sharp – The memo in your packet is the one that was drafted for the Planning Board by previous Town Planner Julian Burton with a couple of minor changes. Weddington Pond proposes a Conservation Subdivision that is 20.51 acres located off Weddington Road (Highway 84). The Planning Board approved the Sketch Plan on December 22<sup>nd</sup>, 2015. The applicant/developer is Bonterra Builders and Mr. Kissel is here as a representative for them should you have questions or comments. It is a Conservation Subdivision and must go through the Conditional Zoning process which is why we had to call for a public hearing.

The Conservation Subdivision must base the number of proposed lots on a yield plan to determine the number of lots that they can build if it was being proposed as an R40 subdivision which would consist of and is 18 lots. We do have an issue with the Conservation Land. The memo from Mr. Burton states Section 58-58 (4) of the Weddington Zoning Ordinance stipulates that a minimum of 50% of the gross acreage must be retained as conservation land. The developer subtracted off the road right of way and then divided that by two to calculate the amount of conservation land. Also we did bring up to the applicant at the Planning Board meeting that they didn't allow for any common open space for an entrance. So we have two problems here:

- 1) They don't meet the requirement because they subtracted the road right of way first and this says gross acreage;

2) If they want an entrance they need to designate some common open space which is also going to remove some of that conservation land from your project.

Mr. Mike Kissel – Some of that I printed up, entry monuments and such that we have in that center island. So we are just looking for a very simple door on that center island that's what we have there. I have got Mark Van Dyne here from Design Resource Group the engineer on the project that ought to know the acreage.

Mr. Mark Van Dyne – As far as the Conservation area, the right of way that we excluded was the dedicated right of way on the existing public road not the right of ways internal to the site. It was also excluded when we did our yield plan for the 18 lots. It was our understanding that was the gross acreage that we were working with. It was missed when I discussed it with Mr. Burton but we can go back and look at it. As far as the gross acreage that we were dealing with was our property after the required dedication to NCDOT for right of way.

Planning Board Chairman Sharp – But it's still your property. Your subdivision still owns that property, it's not like you are giving NCDOT the property.

Mr. Van Dyne – No, it's going to be dedicated to NCDOT. It will be NCDOT right of way, it's required. When we did our yield plan and our lots that acreage did not count towards our acreage toward the yield plan. It totally came out of the calculations for all of that so that's kind of how we look at it. From the site that we could actually develop we started with the road. We had to give the property to NCDOT. We were left with gross area that we could actually develop. Then we put internal roads which do not count as part of our acreage against the 50%. The internal streets, it's just that right of way along the perimeter of the Weddington Road part.

Mayor Pro Tem Titherington – Planning Board Chairman Sharp and I discussed this at length today and with RCD, as you know, we have 50% requirement and with the ratios. Shown here you are at about 46%. When we look at our RCD in town the other ones did it with gross acreage not after the right of way. I think you are short probably  $\frac{3}{4}$  of an acre and we would just ask to do what you need to do to get up to 50% because that's the spirit of the RCD.

Mr. Van Dyne – That's with adding back in the right of way?

Mayor Pro Tem Titherington – Yes, that's how we have looked at the RCD's. The total plat that you are required, so in this case is 20.5 acres, that's the amount we will be looking for you to set aside.

Planning Board Chairman Sharp – We look at the size of the parcel before anything is done to it. You have presented us with a 20.5 acres parcel and that's the size of the parcel that we do our calculations on.

Mr. Van Dyne – We have the ability in our site plan to tighten up a couple of lots and get that back. It's not a problem.

Mayor Deter – By my calculations it's about .77 acres.

Mr. Van Dyne – As we did our site plan we tried to provide conservation land and maximize the lot size for the residents. We can obviously shrink those down and meet those criteria.

Planning Board Chairman Sharp – If they are going to put the monument in that center island, that's fine they can take their conservation land all the way up the roadway.

Mayor Pro Tem Titherington – We should probably make that a condition so it doesn't get lost in translation.

Planning Board Chairman Sharp – When the entry monument comes before the Planning Board we will make a note that since there is no common open space the monument would have to go in that central median. I'm going to continue with the report so that if there are any changes Council can comment on them now.

### **Utilities**

- Weddington Pond is to be served by Union County Public Water and Sewer.

### **Access and Traffic Analysis**

- The subdivision will be accessed by one entrance on Weddington Road, and the plan also includes a road stub for future connectivity.
- The subdivision did not meet the threshold for a formal Traffic Impact Analysis.
- The property is near to the Rea Road extension, but will not be directly impacted by the road improvements. There are right and left hand turn lanes shown on the plat.

### **PIMS**

- PIMs were held on November 2<sup>nd</sup>, and November 3<sup>rd</sup>, both at Town Hall and on-site.
- Questions were general in nature and did not indicate any significant concerns about development of the property.

### **Additional Information:**

- Lot 15 is currently the largest lot at 20,668 square feet or .48 acres.
- Lot 7 is the smallest lot at 14,583 square feet or .34 acres.

### **Construction Documents**

- USI has provided approval of the stormwater concept plan, and provided one round of review comments on the full set of construction documents. Several days ago we received another set of concerns from USI.

### **Recommended Conditions of Approval**

1. Final Construction Document approval from US Infrastructure prior to any construction.
2. Construction document approval from UCPW prior to any construction.
3. Due to lack of common open space the entrance monument must be in the median.
4. Change Monroe Weddington Road to Weddington Road Highway 84.

Mayor Pro Tem Titherington – Looking at the map the entrance road that comes in is one lane and T's off at the roundabout. NCDOT always tells us that they are not taking over a road unless there are four driveway cuts. So how do you plan to address that?

Mr. Van Dyne – We are addressing that with NCDOT now. Some of the communication we have had is that they are looking at as far as the benchmarks being the model for a neighborhood is the flow of traffic that would be essential to the system. That rule is intended for a long road that has just four houses then yes NCDOT essential service would be to move circulation of the traffic in the neighborhood.

Planning Board Chairman Sharp – Can you get something in writing from NCDOT on that because we talked about this at the Planning Board meeting?

Mr. Van Dyne – Will that be a condition then?

Planning Board Chairman Sharp – I would suggest adding a condition to provide confirmation from NCDOT regarding the willingness of the State to take over Weddington Pond Boulevard.

Mayor Pro Tem Titherington – Is this septic?

Planning Board Chairman Sharp – It is not septic; it is water and sewer. I believe you are waiting on the pump station?

Mr. Van Dyne – We are working on two different avenues with Union County Public Works. I think there's an option and I know there is a provision.

Planning Board Chairman Sharp – That all has to be finalized before they get the final plat but not at this point.

Mayor Deter – This has to go back to the Planning Board and unless there are any additional questions or comments I am looking for a motion.

Planning Board Chairman Sharp – If you can get this done and have it to us early next week we can put you on this month's Planning Board agenda. You can come right back to the Council next month.

Mayor Pro Tem Titherington made a motion to send Weddington Pond RCD Conservation Subdivision Conditional Preliminary Plat back to the Planning Board to address different issues. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst and Mayor Pro Tem Titherington

NAYS: None

## **Item No. 10. Old Business**

### **A. Review and Consideration of Threshold Church Construction Documents**

Jeff Gardiner from Threshold Church and Graham Adams the Architect were present.

Planning Board Chairman Sharp – Last month you approved the Conditional Rezoning for Phase II of Threshold Church but had not received the Construction Documents. Phase I was approved in 2014, Phase II includes a 17,000 square foot building expansion, additional parking and storm water management facilities. USI has provided an approval of the storm water concept plan and a first review of the full Construction Documents set. The set in your packet does not address the first round of comments, but changes to the overall site plan are unlikely. If the site plan changes significantly then the Town Planner will consider another Planning Board review and recommendation to the Council.

**Recommended Condition of Approval:**

1. All engineering associated with Construction Documents to be approved by the engineering consultant.

Mayor Pro Tem Titherington – The set in our packet does not address the first round of comments. From your perspective is there anything we need to be concerned about there?

Planning Board Chairman Sharp – I think everything is fairly minor and it's just a little tweak, so there are no concerns.

Mayor Deter– As I looked at one of the drawings it looked like the roof line was 40 feet.

Planning Board Chairman Sharp – We measure the height of the building to the eaves. The habitation area is what I call it. They meet the height requirement.

Mayor Pro Tem Titherington moved to approve the Threshold Church Conditional Rezoning Construction Documents for Phase II with the condition that the full Construction Documents does address the comments from the first round approved by USI. All were in favor, with votes recorded as follows:

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

**B. Review and Consideration of Final Plat, Phase 1 Map 1 for the major subdivision the Enclave at Weddington.**

Planning Board Chairman Sharp – This matter came before you last month and the concern was that when the Preliminary Plat was approved there was a requirement to add a right turn lane. They have done so and there is a map with the surveyor's seal that shows the right turn lane was added.

**Recommended conditions of approval:**

1. Bond estimates to be approved by the Town's engineering consultant – *This has been done, staff has a letter from USI*
2. Bond instruments to be reviewed and approved by the Town Attorney, and the final bond instruments must be submitted to the Town prior to recording of the final plat. *They are in that process and have already sent the bond templates to the Town Attorney.*



3. Each remaining lot to be recorded in the Enclave at Weddington subdivision shall include on its Deed a statement that any roads in the subdivision that are not accepted by NCDOT are private and not the responsibility of the Town of Weddington and shall be maintained by the Enclave at Weddington Homeowners Association or its Developer.
4. Vehicle control signs including but not limited to stop signs and speed limit signs shall be installed by the Developer and maintained by the Homeowners Association on any roads not accepted by NCDOT. All speed limits within the subdivision shall be no greater than 25 mph.

You do have a letter on your desk that states they have gotten their approvals for the sewer from Union County Public Works.

Mayor Pro Tem Titherington – You are aware of the storm water from TDON on the preliminary, right?

Mr. Owen Reid – Yes we are.

Councilwoman Propst moved to approve Enclave at Weddington RCD Conservation Subdivision Conditional Zoning Final Phase Map 1 with the addition of the map that has the right turn lane and the conditions recommended by staff. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst and Mayor Pro Tem Titherington

NAYS: None

### **C. Review and Consideration of modified agreement with N-FOCUS for Interim Planner Position**

Councilman Scott Buzzard – I guess this is my fault. I thought we had addressed this in our September meeting but there might need to be some clarification. We had requested from N-FOCUS that they provide a Junior Planner position so I tried to figure out what we needed as far as the Town goes. They came back and said that it was not an option and that it would have to default to the original proposal which I thought we had talked about. The only difference, to make sure everyone is aware, is that the original proposal was for a two week period but we added an extra day so there is an additional charge for that day which they split up into two pay periods. That's really the only difference from the proposal that you have seen from the beginning to where we are now. The agreement document is with our Town Attorneys and they should be able to finalize that shortly.

Mayor Deter – I think the motion we passed last month was for a Junior Planner but now we have information for a Senior Planner and our not to exceed \$500.00 per week has been driven up because we incorporated another day is what put us beyond the original motion.

Councilman Buzzard – Right and I apologize, I thought we had taken care of that when we came back from the Regular September meeting which was for clarification purposes and that's where we are right now.

Mayor Pro Tem Titherington – Now that we have covered 16 hours do we want to up that? At this point are we not going to make a new motion to approve a higher compensation package?

Councilwoman Propst – We would like to increase the hours from 16 hours to 24 hours starting the last week of October so she can actually participate in the Planning Board meetings and the Town Council meetings at night.

Mayor Pro Tem Titherington – So the \$2,021.12 that you have on here for every other week is for 16 hours, is that correct?

Councilwoman Propst – That's up to 24 hours; if she isn't needed for 24 hours a week then some weeks might be 22 hours so we are looking for up to 24 hours a week.

Mayor Pro Tem Titherington – If I understand the math that is about \$3,100.00 every other week is that the number we need to approve for 24 hours?

Mayor Deter – I think her value is to be here during the day time and when she's available to have Ms. Sharp handle these night hours.

Planning Board Chairman Sharp – That will work while I am familiar with everything. What's happening now is as new projects are coming in Interim Town Planner Nadine Bennett is starting them at the ground level and working through them. I call it a transition because right now she has not worked with the Enclave and these other projects. But as new projects come in she will need to be the one to answer your questions because she will be the one who will have all the details about the process they have gone through. Maybe another month or two but after that she will be the one you will want here to answer your concerns.

Mayor Deter – When will we have a Town Planner on board? If it's going to be an extended period of time then I agree it will be beneficial to have Ms. Bennett attend these meetings. If it's going to be within the next couple of months until we will have a Planner on board then I would default back to having Ms. Sharp handle it and have Ms. Bennett for the day time hours. That's the next discussion for the Council.

Planning Board Chairman Sharp – I think a lot of this is determined by what is on your agenda as to whether I would be the better person or would Ms. Bennett be the better person. She is going to start doing the Planning Board meetings because she has been the one working with the developers on these new items that are coming in.

Councilman Buzzard – Another thing I should point out, I believe on the proposal on the very last page they did have a per hour addition. It could be that we just have the proposal in place and then if and when we would have additional hours we will know roughly what the costs are.

Mayor Deter – Are we talking about a basic contract that we discussed we are going to do and then if we want instead of 16 hours we want her to come for 4 hours or whatever length the meetings are, we would just be adding at whatever the hourly rate.

Councilman Buzzard – I believe that's the case. I would have to verify with N-FOCUS but I am fairly certain that's what our conversations were about.

Councilwoman Propst – Yes it says on call, so I’m assuming.

Mayor Deter - That would give us the flexibility we need.

Councilman Buzzard – I will verify that because with the discussions with N-FOCUS was if we had a part time planner with one at N-FOCUS available it would also do that and that might be where those costs come from. At the very least that would be the high end of that cost it might be less because we are doing a contract. I will verify that.

Mayor Deter – Now I’m looking for what action do we take?

Councilman Buzzard - One other thing to discuss because we have only interviewed one person at this point and I’m not sure when it will be filled, it might benefit us to extend the contract through the first Friday after the November Town Council meeting. That would give us the ability to make any changes that we deem necessary at the November meeting.

Mayor Pro Tem Titherington – Just so we don’t have to come back, so we have the flexibility to add, are we not better off just saying we will approve it up to the end of the year “not to exceed December 31<sup>st</sup>”. Then just do a cap on the current rate is \$2,021.12 for a Senior Planner for two weeks and if we want to up to 24 hours we can do it per diem if it’s about the same. That’s probably the safe way to do it, just extend it to the end of the year that way we have the flexibility versus to come back.

Mayor Deter – Contractually it looks like they gave us a bi-weekly plan and if we wanted to extend the period there was a different rate. I just want to make sure.

Councilman Buzzard – No, actually that rate’s pretty close.

Mayor Deter – I like the idea of not having to come back. If we do what we discussed, just extend it to the end of the year and if an opportunity came up the first of December are we still contracted until the end of the year?

Planning Board Chairman Sharp – If we do hire someone we will want Ms. Bennett on hand to help the new person get started, bring them up to speed, and allow them time to get familiar with our ordinances so overlapping would be beneficial.

Councilman Buzzard moved to contract with N-FOCUS at a bi-weekly rate not to exceed \$2,100.00 through the end of the calendar year December 31, 2016 plus any additional as needed at the hourly rate provided by N-FOCUS. With additional review by our Town Attorney of the contract with Scott Buzzard signing of the contract. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst and Mayor Pro Tem Titherington

NAYS: None

Town Administrator Peggy Piontek – Is there anything additional we need in the motion to cover what has already been paid, pursuant to the Finance Officer’s email?

Town Attorney Bobby Sullivan – The intent of this contract will cover back to the beginning services that have already been provided. As long as you approve that today it's retroactive, it will cover everything going back to even before this date.

Mayor Deter – We have a contract dated today does it automatically assume it covers payments we've made?

Town Attorney Sullivan – The contract should designate when the services started. As part of our legal review we will just make sure of the date the contract starts.

### **Item No. 11. New Business**

#### **A. Review and Consideration of Entry Monument and Landscape Construction Documents for the major subdivision the Enclave at Weddington**

Planning Board Chairman Sharp – You packet includes the Enclave at Weddington entrance and landscape documents, entry monument site plan, architectural plans and landscaping construction documents. This comes to you for your review because this is a conditional zoning for a Conservation Subdivision. The documents are labeled the Falls of Weddington which has now taken over Enclave.

Mr. Reid Owen – The Enclave has been annexed into the Falls of Weddington HOA. That's why we are using the Falls of Weddington signage. All the monuments and the land staking is the same as has been previously approved at the Falls of Weddington entrances and we are working very closely with them on our total landscaping as far as plantings.

Planning Board Chairman Sharp – It's all being coordinated with the Falls of Weddington plans. You have entry monuments for the entrance off Antioch Church Road. All monument structures are outside the right of way and sight triangles are on both sides of the entrance. The sign is under the required maximum area of 20 square feet per sign and the top of the sign is less than 7 feet tall. One of your maps is labeled right turn lane exhibit, so they have included the right turn lane in the drawing.

#### **Recommended Conditions of Approval:**

1. All lighting must meet the Town's lighting ordinance.
2. All landscape plantings must be on the Town's approved List of Acceptable Plant Species.

The plants currently are on the list, but it's something we wanted to make sure of if they decide they want to change something they don't have to come back.

Mayor Pro Tem Titherington moved to approve Enclave at Weddington entrance and landscape documents with the two recommended conditions for lighting and landscaping as recommended by staff. All were in favor, with votes recorded as follows:

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

## **B. Review and Consideration of Final Plat, Phase 1 Map 2 for the major subdivision the Enclave at Weddington**

Planning Board Chairman Sharp – You approved Phase 1 Map 1 tonight.

### **Project Information:**

The Enclave at Weddington is an approved 42 lot conservation subdivision located on 53.52 acres. Phase 1 Map 2 includes the remaining 29 lots. The subdivision is located on Antioch Church Road and is being developed by Meritage Homes.

### **Conservation Land**

The conservation land calculations indicate that 29.28 acres of the 53.52 acres has been dedicated to conservation land. 22.25 acres are included within Map 2.

### **Utilities**

- The Enclave at Weddington is to be served by Union County Public Water and Sewer. They are in the process; they have all their documentation into Union County. You saw the letter from Map 1 we just haven't gotten the letter yet from Map 2, it's in process.

### **Access and Traffic Analysis**

- The subdivision will be accessed by one entrance on Antioch Church Road.
- The Town Planner, in coordination with Justin Carroll, determined that the subdivision did not meet the threshold for a formal Traffic Impact Analysis. The applicant is providing a left turn lane in to the site and coordinating with NCDOT for design approvals and that was all discussed with Map 1.

### **PIMS**

- PIMs were held on June 2nd and June 3rd, 2015, both at Town Hall and on-site.

### **Additional Information:**

- The Cluster Mailbox Unit is shown on Map 1, and hydrants are shown on both maps.
- The subdivision will include curb and gutter, and sidewalks will be provided on one side of the street and around the culs-de-sacs.

### **Construction Documents**

- USI provided final approval for the construction documents on May 9th, 2016.

### **Recommended Conditions:**

1. Bond estimates to be approved by the Town's engineering consultant.
2. Bond instruments to be reviewed and approved by the Town Attorney, and the final bond instruments must be submitted to the Town prior to recording of the final plat.
3. Each remaining lot to be recorded in the Enclave at Weddington subdivision shall include on its Deed a statement that any roads in the subdivision that are not accepted by NCDOT are private and not the responsibility of the Town of Weddington and shall be maintained by the Enclave at Weddington Homeowners Association or its Developer.
4. Vehicle control signs including but not limited to stop signs and speed limit signs shall be

installed by the Developer and maintained by the Homeowners Association on any roads not accepted by NCDOT. All speed limits within the subdivision shall be no greater than 25 mph.

We need to make one additional condition since we have not gotten the letter from Union County:

5. Approval letter from Union County Public Works.

Mayor Pro Tem Titherington moved to approve Enclave at Weddington RCD Conservation Subdivision Conditional Zoning Final Plat, Phase 1 Map 2 with conditions as outlined by staff with the added condition of approval letter from Union County Public Works for water and sewer being presented to the Town. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst and Mayor Pro Tem Titherington

NAYS: None

Mr. Reid – We need to get the bonds approved so we can move forward. We submitted that to the Town Attorney and we would appreciate it if we can get his comments back so we can get those issued and move forward with the project.

### **C. Review and Consideration of the Woods Final Plat Phase 1**

Planning Board Chairman Sharp – The Woods is a proposed 275.39 acre 204 lot subdivision of which Phase 1 is 125 lots, 124 residential lots and 1 amenity center lot. Phase 1 is 162.45 acres including all rights of way. Common area consists of 20.76 acres. The subdivision is located on Weddington Road/Hwy 84 and is being developed by IB Development LLC as an R-CD Conventional Subdivision. This is basically a by-right permitted subdivision. The Town Council approved the preliminary plat on June 18, 2007 and the final plat was received by the Town on June 12, 2015. The preliminary plat was still in effect because of permit extension deadlines provided by the state to developers during the economic downturn.

Development standards:

Minimum lot size - 40,000 sq ft.

Minimum lot width - 120 feet

Minimum front yard setback - 50 feet

Minimum rear yard setback - 40 feet

Minimum side yard setback - 15 feet

Minimum corner side yard setback - 25 feet

The smallest lot size is 40,002 sq ft, lot # 55

The preliminary plat was reviewed by the Planning Board on March 26, 2007 and given a favorable recommendation with conditions. The Town Council approved the Preliminary Plat on June 18, 2007. The Conditional Use Permit for a Planned Residential Development (PRD) was approved by the Town Council on Sept. 22, 2007. They already have their Conditional Use Permit to have private roads and be a gated community. The Declared Covenants, Conditions and Restrictions document is on file. The Woods Subdivision Final Plat has been found to be in general conformance with the Town of Weddington Zoning and Subdivision Ordinances that were in effect at the time of their initial submittal.

All required permits and approval documents have been received by the town with one issue still needing to be addressed:

1. The subdivision shows 2 entrances, one on Highway 84 and one on the proposed Rea Road extension. NCDOT has agreed to issue a permit for the Highway 84 entrance, but will not permit an entrance on Rea Road at this time due to possible route variations.
2. The amenity center lot is a conditional use and will require a separate application from the Developer.

**Recommended Conditions of Approval:**

1. Add a note to the plat stating the community septic field area located in Phase 2 of the development cannot be used for single family homes until those septic fields are abandoned.
2. Bond estimates to be approved by the Town's engineering consultant.
3. Bond instruments to be reviewed and approved by the Town Attorney, and the final bond instruments must be submitted to the Town prior to recording the final plat.
4. Each lot to be recorded in the Woods subdivision shall include on its Deed a statement that any roads in the subdivision are private and not the responsibility of the Town of Weddington and shall be maintained by the Woods Homeowners Association or its Developer.
5. Vehicle control signs including but not limited to stop signs and speed limit signs shall be installed by the Developer and maintained by the Homeowners Association on any roads not accepted by NCDOT. All speed limits within the subdivision shall be no greater than 25 mph.
6. Coordinate with USPS and NCDOT to provide cluster mailboxes within the subdivision.
7. Any entry monuments require Planning Board approval. Details of the entrance, gate house, gate, and turnaround were approved by the Town Council in 2007 as part of the Conditional Use Permit.

If they make any significant changes they would have to come back and amend their Conditional Use Permit. We do have the documentation that approved on where the gates were going to be located and the stacking area.

8. No construction may take place on the amenity center lot until a conditional use permit has been approved by the Town Council.

**Planning Board Action:**

The Planning Board unanimously voted on an unfavorable recommendation, stating that the preliminary plat was approved with two entrances. NCDOT has approved only one entrance at Highway 84/Weddington Road and will not approve the second entryway until the Rea Road extension path is final.

You have two sets of maps; the first set is from the original with the roadway drainage. If you jump back where it says index sheet for the Woods Phase 1 it gives you the overview of the plat and then you have separate maps that go through the individual portions of the subdivision. Bob Davis and Mike Sealy are here to answer your questions.

Mayor Pro Tem Titherington – As I look at this again, left hand turn lanes were included but there is no right hand turn lane coming off of Highway 84.

Planning Board Chairman Sharp – Correct.

Mr. Bob Davis – There is no right hand turn in.

Mayor Pro Tem Titherington – A lot of the other developers are working with us to get the traffic off of major thoroughfares. We get concerned about health and safety and the welfare of those traveling on them. Highway 84 has changed tremendously in the last nine years; is that something that you might consider, putting a right hand turn lane off of Highway 84 on that property?

Mr. Davis – Not at this time since everything is all done. It would have been a conversation at the preliminary plat phase. It is a nice wide entrance and has room for about half a dozen cars to get off the road in a hurry prior to the gate and turn around. It was discussed during the preliminary phase. I don't anticipate it being a problem.

Mayor Pro Tem Titherington – I didn't see a taper off of there either. It's just a straight right turn.

Mr. Davis – NCDOT has a standard requirement on turn out curb and gutter six feet back and there is a bit of a taper in there.

Planning Board Chairman Sharp – If you look at page 165 you can see how the entrance is configured.

Mayor Pro Tem Titherington – Not much there to get them off Highway 84.

Planning Board Chairman Sharp – It is a very wide turn also, they do not have to cut it tight to stay on their side of center line.

Mayor Deter – I believe that gate is way back.

Planning Board Chairman Sharp – It is.

Mayor Pro Tem Titherington – I get concerned from a health and safety perspective for the residents. Back in 2007 the Town was about 5,000 people and now we are looking at 10,000 going toward 20,000 and Highway 84 is a tough road and if the answer is no, that you don't want to do it, I get it.

Mr. Davis – It's not my decision because I'm just the engineer. I think it's going to be fine and it meets the ordinances of the Town.

Planning Board Chairman Sharp – As you go through the maps starting with page 165 the final record map of the Woods you have the index sheet that we just referred to and then page 165 and the next several pages are all the blow ups of the index sheet showing the different portions of the subdivision.

Mayor Deter – There has been a lot of discussion on this because it began nine years ago. We have reviewed the Planning Board and Town Council minutes. I was in contact with NCDOT to determine when they will determine the final route of Rea Road and I think I speak for the Council that we want to find a way to make this happen. I tried to find out when the road plan is going to take place and Lee Ainsworth didn't know and would check with an engineer with that timeline and site date and he was



unable to get back to me by today. We want to move this thing along but I would say because there are so many unknowns that we need to get our arms around would it be to everyone's advantage to defer this to next month and perhaps send it back to the Planning Board realizing it's coming back to the Council next month? We can hope to get more information and will be better able to address these issues that we are trying to get our arms around.

Councilman Mike Smith – Ms. Sharp, is the only issue here the documentation missing from NCDOT about the second entrance on Rea Road?

Planning Board Chairman Sharp – Correct. What the Planning Board stated is that we have all the other permits in place. The preliminary plat that was approved showed two entrances and the final plat that you have before you shows two entrances but we don't have any documentation from NCDOT about permitting a second entrance.

Councilman Smith – Okay, that's what we are missing.

Mayor Pro Tem Titherington – I looked at it and I think we want to obviously keep this project rolling, but I am very concerned about it being 125 lots going down to one road down from two. NCDOT as of 9:30 this morning said they don't have that yet and I also understand from various conversations that it's supposed to be happening quickly. I think it's important for us to have that whole view and I also think that we need to get a better handle on what that set plan is because I am concerned on health, welfare and safety of this Town.

Planning Board Chairman Sharp – I don't think you can do anything about it.

Mayor Pro Tem Titherington – I know we can't but as a question I would just like to take a look at it.

Planning Board Chairman Sharp – I have it in the planning office.

Mayor Pro Tem Titherington – I would ask that you get up with me on that because it's my biggest concern.

Mayor Pro Tem Titherington moved to table Council consideration on the final plat until the November Town Council meeting and send the plat back to the Planning Board in the interim for consideration of a possible plat modification pending NCDOT providing additional information. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst and Mayor Pro Tem Titherington

NAYS: None

#### **D. Review and Consideration of Town Events**

Mayor Deter – We have had a lot of discussion going back to the retreat in February. In your packet is a document that explains the finances for the fall festival. Mayor Deter provided a detailed explanation **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**. The bottom line is our cash receipts exceeded our expenses by \$3,700.00. I have a proposal to hire an event planner, not part

of the town staff, but an independent contractor to handle the events at \$15.00 per hour who would average four hours a week. Depending on the week, prior to the big festival it could be more and in between fewer hours, it would average four hours a week. This person would be paid basically from festival profits so it would not impact the Town budget and yet we would be able to continue the three events and our two litter sweep events. I'm presenting this to Council for discussion and seeking approval to do that.

Councilman Smith – Have you researched it? Is it a single person or a company?

Mayor Deter – I view this as one person.

Councilman Smith – Is it to continue the events we are doing or will we be adding any new events?

Mayor Deter - Maintain the events that we have, Spring Egg Hunt, Fall Festival, Tree Lighting and then the spring and fall litter sweep. These are fairly simple. Matter of fact litter sweep is Saturday if anyone wants to come out and help pick up trash. It's just maintaining what we do now.

Councilman Smith – In looking at some of the expenses, I know there is mileage. Would this account for mileage, would that be included?

Mayor Deter – I did a lot of driving around and so I wanted to include that as part of the expense. It's probably not precise, I've been working with Tax Collector Kim Woods because it goes in our expense report and she estimated that it came to \$300.00.

Councilman Smith – It would be \$15.00 an hour plus mileage, correct?

Mayor Deter – Yes, mileage would be part of the expenses. Also I have other miscellaneous items in the amount of \$350.00 that's simply items that were put on the Town credit card and we haven't gotten the bill, so it's a ball park number I got from Ms. Woods. I'm trying to capture all the expenses. Expenses that aren't captured there is Town Administrator Piontek's time which is significant and made it difficult for her to do her other work, Administrative Assistant Tonya Goodson's time and my time but I'm the Mayor; I work for free. It captures basically what I would call are the key expenses related to this event.

Councilman Smith – We spoke about this at the retreat and because of that I have had some discussions with Councilmembers Propst and Buzzard and we are trying to propel this forward the general consensus was we would like to continue with the events of the town. What I would like to do is to try some others, new things, new events. Would you be agreeable if I suggested tabling it so maybe we can discuss more on what we wanted to do and how we wanted it structured, maybe for the retreat? We could maybe get a better idea of discussing ideas that other Councilmembers have as to other events and to what we might want to do as well.

Mayor Deter – In addition to or in place of?

Councilman Smith – That’s what we want to discuss. This is the first I’ve really seen this in the packet so I have not had a chance to wrap my head around it. I don’t want to approve this yet because I’d like the chance to discuss this and maybe see what other events we might be interested in.

Mayor Pro Tem Titherington – Is it a question of just that you might add additional events to it? You have the tree lighting coming up.

Councilman Smith – For me it would be additional, but that’s what I want to discuss. There has been very little discussion on this.

Councilman Buzzard – Or replacement, I know I had some conversations with some of the artists after the festival and they had some ideas. They both sit on the Waxhaw Artists Council so they had some ideas that it might be a massaging of what we have adding to or changing. Before we commit to hiring a planner, although it’s fairly inexpensive at first blush, I think as a Council we should have a better idea of what we want to do.

Councilman Smith – That’s where I’m coming from, not necessarily the expense but what direction we might want to go to or stay the course.

Mayor Pro Tem Titherington – I’m hearing two different things. When we left the retreat Council members Propst and Buzzard said they would do this, they would try and get some folks and that became more difficult. Then the feeling was let’s go back to the way we had it and Mayor Deter ended up doing a lot of that fall festival himself. We have the tree event coming up; unless Council members Propst and Buzzard are prepared to step up to the plate on that or if we have those people you talked about back in February. If we don’t if you have somebody who’s willing to do this for \$15.00 per hour it’s been covering its expenses for three or four years now and throwing some of it to the Town I don’t see anything wrong with that. The tree event is coming up which we probably have to start working on now as a Town and if you want to add other events or tweak them, I don’t think that precludes it, but I think if we have someone who is interested in doing it, to me it’s a bird in the hand. Moving forward if there are tweaks or other events we want to add then we go forth but if you guys have other people on hook that are going to come and do this work then I think we should know that. But when we left it in February it was we don’t have that infrastructure in place so I’m a little hesitant to say no to that because I don’t know if we can count on Mayor Deter and staff doing all that work for December. I am very concerned about that. It is one of our biggest events as a Town, turn out wise, for the last three years. That would be my concern on tabling this and not acting on it.

Councilman Smith – My concern is going forward without knowing where we are going. We might want to change things or add things; those are my concerns. I don’t think it’s a matter of getting involved, we are involved. It’s just a matter of seeing which direction we want to go in. I’d like to have a little more discussion.

Councilman Buzzard – If it is a matter of timing for the tree event then do we have someone as far as an idea or are we going to have to put an ad in the paper looking for someone?

Mayor Deter – I have someone already lined up to take this position, but if we don’t move forward then obviously I’m going to be spending a lot of time contacting churches for choirs, getting trees, bell

ringers and all the stuff that goes with it. I'll be very honest with you this whole festival was a killer, not just for me but for staff as well.

Mayor Pro Tem Titherington – Yes, and we are short a planner right now.

Mayor Deter – If the concern is that we are locking ourselves into an event planner I don't think that's the case. It can be conditioned to serve at the will of the Town.

Councilwoman Propst – Do we have the list of people who participated as far as the choirs last year?

Town Administrator Piontek – If we do there is a lot of work involved in contacting them and getting back to you.

Councilwoman Propst – Sure, I think we can delegate for tree lighting amongst the council members. I don't have a problem calling a few people. I know the choir participates, I know the school has groups that participate. Weddington and Antioch Elementary Schools participate. I have no problem calling some people.

Mayor Pro Tem Titherington – Mayor, did you say you had someone interested in this?

Mayor Deter – I have a person that's interested that has great experience. It's not just contacting churches and choirs, it's lining up food, getting trees; there's a lot of work involved.

Councilman Smith – As I recall from last year, there wasn't a lot of food.

Mayor Deter – It's not like the festival.

Councilman Smith – Right, some hot chocolate, cider and cookies.

Mayor Pro Tem Titherington – Are you taking it on?

Councilman Smith – I'm saying that I would like to discuss this at the retreat. Is what I'm saying.

Mayor Pro Tem Titherington – Well, the retreat is in February.

Councilman Smith – Exactly.

Mayor Pro Tem Titherington – So what are we going to do?

Councilwoman Propst – For the tree lighting I think the Council is going to take it on. Is that what you are saying?

Mayor Pro Tem Titherington – Who is taking point on it? Truthfully I am concerned because we have staff trying to hang wall-paper right now on top of everything else.

Councilwoman Propst – I'll be the point person for the tree lighting.

Councilman Buzzard – We asked twice and Mayor Deter said he has a person but he hasn't told us who the person is.

Mayor Deter – I'll tell you who the person is, all you have to do is ask.

Councilman Buzzard – I did.

Mayor Deter – The person is Barbara Harrison.

Mayor Pro Tem Titherington – So Barbara's willing to do all this?

Mayor Deter – Yes. I will continue to help to a large degree and it will require some of staff's time. Nowhere near what we have done in the past. I think we have an opportunity here and I hate to see us let it slip away.

Mayor Pro Tem Titherington – So we are basically doing this as a break even. That's for the year by the way.

Mayor Deter – This is for all festivals.

Mayor Pro Tem Titherington – For Egg Hunt, Fall Festival, two litter sweeps and the tree lighting which is what she used to head up when she was on Council.

Mayor Deter – I'm doing the litter sweep on Saturday.

Mayor Pro Tem Titherington – She had handled all that, NCDOT was aware, deputy's on streets where we are working, there was always a lot of coordination, so she did all that for the last four years and she said she's committed to doing that for \$15.00 per hour?

Mayor Deter – Yes.

Mayor Pro Tem Titherington – Which basically says that what we have left over from this fall we will break even for a year.

Mayor Deter - Correct we would have festivals at no expense to the town.

Mayor Pro Tem Titherington – A lot of that extra work she will end up doing because she would be going out and getting all those donations, in-kind donations and cash.

Mayor Deter – I would help on some of that. Some of these are new because I knew different people and had different contacts and would follow up with hers.

Mayor Pro Tem Titherington – Like all the bikes for giveaways and all that stuff. Why wouldn't we want to do that? If it's a question of just tweaking or changing events do you think there would be any sensitivity to that? Does anyone have another event or suggestion to change it?

Councilwoman Propst – I was speaking with Councilman Smith about going to some other towns and talk to them about other types of events that they are doing. Hoping that all ages of the families can come and participate like movie nights for a family, things like that. Things like that would be a lot easier to do than the fall festival that I think would be less for the staff to have to put a lot of hours into. Yet we could have those maybe in the spring or fall, probably the better parts of the year when it's not so hot. I had already asked Councilman Smith if he would go with me to two or three towns to just research that. So I think why he's saying what he's saying is because we wanted to see if there were some other whole family events that would be easier to incorporate with less hours involved to get them off the ground.

Mayor Pro Tem Titherington – Right. We have been talking about that for years, we were going to put something together for a symphony or movie night and I see that as a great add on.

Councilwoman Propst – At the retreat we did discuss an event committee but Councilman Buzzard and I have been around long enough to realize that a lot of people didn't want an organized committee where you had to have meetings with minutes and all that stuff. To find the real volunteers that will do the job. My time is a little less stressful so I could put some more time into going to these towns, doing some research and I think that's where he's getting his idea of waiting until February to figure out what the Town wants to do for the next year with more organized ideas and details.

Councilman Smith – That's where we might be able to explore it more then.

Councilwoman Propst – If you can give me the information you have for the tree lighting from last year I don't mind starting to take that on. I don't know where we are with the trees, did we ever decide if we were going to hire someone to decorate or are we going to do that as a group?

Mayor Deter – I think the estimates we had were about \$3,000.00.

Councilwoman Propst – So we are going to do it as a group?

Mayor Deter – If you are our December person, you are the person.

Councilwoman Propst – I'm not going to do it by myself.

Mayor Deter – Well that's what we need clarity on.

Councilwoman Propst – I'm saying I'll be glad to help but I'm not decorating the whole tree by myself.

Councilman Smith – Right. Didn't the landscaper do it last year?

Councilwoman Propst – He did the trees outside. I'm talking about the big one, I've helped with that tree many times but I can't do it by myself.

Councilman Smith - I know Mayor Deter had spoken about you and your wife decorating Town Hall.

Mayor Deter – That’s part of why I’m doing these festivals also. We have a good strong base, now we just need to keep it going.

Councilman Smith – I think we can all do it as a group, come in here and decorate Town Hall. Mayor Pro Tem Titherington, are you available?

Mayor Pro Tem Titherington – It would depend on when.

Councilman Smith – We could do it over the weekend.

Mayor Deter– If the Council doesn’t want to follow this route and that’s the Council’s decision then what I’m looking for from the Council is someone who is going to step up and do this thing in December.

Councilwoman Propst – I just said I would.

Mayor Deter – I mean from A to Z, not help.

Councilwoman Propst – I said I would but I will I need the information from the past so I don’t have to start from ground zero. I will be glad to do the tree lighting starting with the information provided to me tomorrow and I will say I will be willing with this Council’s entire help do the inside tree. I helped with that tree for more than one year.

Councilman Buzzard – I think they are two different things.

Councilwoman Propst – Yes, the tree lighting and that we have to have the decorating of the tree before the tree lighting.

Councilman Buzzard - I’m fine with that. I decorate three trees at my house every year so I will be more than willing to assist with the decorations. It will probably be a good gauge as far as that, Mayor Deter obviously did a lot and I think that the fall festival is probably the largest but we can see.

Councilwoman Propst – He did and it was a lot of work.

Councilman Smith – There’s no doubt there was a lot of effort put into that. I’m not trying to minimize that.

Mayor Pro Tem Titherington – I’m going to push on this; it’s a lot of work that goes into the outside for this as well. If it’s Barbara who’s got this history and has done it then why wouldn’t we go forward with that?

Councilwoman Propst – To contract with the landscaper all we have to do is say “you’re putting up the trees”. He does it all the time. I work with him all the time so I don’t see a problem with me telling him to do the trees. As far as the decorations I need to find out what we have and we will have to organize a time period so everybody can put it on their schedule.

Mayor Pro Tem Titherington – All the decorations that were done outside, all the s'mores, all of the events that were out there. I'm just sitting here saying why wouldn't we do that for \$15.00 an hour? That's donation time, I'm struggling with it.

Councilman Buzzard - I'm a bit concerned that it would be somebody who is part of the town staff in a broad sense of the word. That we would pay any Planning Board person extra for that. If that's something that they believe strongly in then I would think that time would be donated as opposed to have to be paid for.

Mayor Pro Tem Titherington – Okay. I guess I think \$15.00 an hour is donation time but you guys have a different opinion of what's going on.

Councilwoman Propst – I donated my time when I helped do the tree and decorate this hall for several years and I was on the Planning Board.

Mayor Deter – I'd like to see a motion made in support of this and then Council can vote.

Mayor Pro Tem Titherington moved to hire an event planner for \$15.00 per hour to help coordinate Easter and Fall festivals, Christmas Tree Lighting, two Litter Sweeps and any other activities that Council assumes that they would like to try and do. I think it's the prudent thing to do and will alleviate stress from the staff. The motion failed with votes recorded as follows:

AYES: Mayor Pro Tem Titherington

NAYS: Councilmembers Smith, Buzzard, Propst

Mayor Deter – Councilwoman Propst, you are taking the lead for the December activities.

Councilwoman Propst – Yes. Ms. Piontek, if you will get that information as soon as you can to me I'll get started on it.

#### **E. Review and Consideration of additional landscaping /plantings in our highway medians**

Councilwoman Propst - I was asked to speak with our landscaper about possible additions to the medians and in your packet you have several pages where he has distributed the funds budgeted for this project and divided it out by the area. Councilwoman Propst advised that she rode along with the landscaper to determine where the Town would want to enhance the roadways. She reviewed the information and provided a detailed description of what is being planted and where resulting in a cost of \$17,873.00 and we budgeted \$20,000.00 (**COPY ATTACHED HERETO AND MADE A PART OF THE RECORD**).

Mayor Pro Tem Titherington – Weddington Matthews Road and Tilley Morris Road that looks a lot better than about 18 months ago.

Councilwoman Propst – I missed that one, yes Tilley Morris there is only just monkey grass there but when I rode with him back in the spring he said it would look better with more monkey grass to fill it out.



Mayor Pro Tem Titherington – Did he look at roses in there to do that?

Councilwoman Propst – The only thing about roses is we did have issues this summer with some pests. We had issues with spraying on roses and issues spraying on some of the oak trees. He would probably suggest we should wait until we see if we get a roundabout. Then we could discuss that.

Mayor Pro Tem Titherington – That leads to my next question which is about the roundabout.

Councilwoman Propst – We can discuss that on another conversation, there are several suggestions for the roundabout. We have the money if you want to do something.

Mayor Pro Tem Titherington – I was just asking because I think there was some issue about a flag pole and then running power out there to put a tree up during the holidays but that's a safety and sight issue so it would have to be more of a ground cover.

Councilwoman Propst – It would have to be like Liriope or Monkey Grass and something short.

Mayor Pro Tem Titherington – I'm just wondering if that is something we should consider. We don't have to solve it tonight but since there is some money left maybe we can put it in there.

Mayor Deter – Since we have more funds why not put more plantings on any of the medians that are not filled. Why can't we add more plantings to fill them up? Is there any reason why we can't use those funds to get more plants in those areas?

Councilwoman Propst – Going which way?

Mayor Deter – On any of the medians, Rea Road looks like it would be totally filled.

Councilwoman Propst – Not really, that's just at the end. There's a huge green span of dirt grass that's really not nice grass. That's another thing we could start spending some money on nicer grass in the median.

Councilman Smith – I spoke with him about that and there is no real way to water and make sure it grows. The only thing that will grow there is Bermuda Grass.

Mayor Deter – For example, median at the bridge on Providence Road, so that's when you come out on Hemby Road turn right and go north you get down to the bridge, there are some plantings there. He's going to plant a lot of this stuff and we're saying we don't know how many linear feet that will give us but it won't fill up that median. Can he extend whatever those plants are with the additional funds?

Councilwoman Propst – What I can say is that we have \$2,000.00 and you've pretty much figured out what he likes to do. He likes to keep with the kaleiscopes because they are healthy and attractive. He likes to stay with the day lilies because they are low maintenance and the monkey grass. How about after he gets this done or has this near the end we can see if he wants to spend the \$2,000.00 where he sees the best fit.

Mayor Deter – For \$2,000.00 he would have to deliver and install but does he put in another 82 kaleiscopes, 5 roses, bedding soil whatever that would give us. That seems to be the sequence he's planting. We don't have to but if he's going to be out there working on it.

Councilwoman Propst – He will probably start in November because he's really busy right now with irrigation, sod and seed.

Mayor Pro Tem Titherington – That sounds good. Thanks for working on that.

Councilwoman Propst – You are welcome.

#### **Item No. 12. Update from Planner**

Planning Board Chairman Sharp – We have a couple of subdivisions that we have been approached by developers we have had pre sketch conferences. One of them is a small subdivision on Beulah Church Road with no new existing roads required. It's basically a large parcel and they will just subdivide it to about six or seven lots. There's another subdivision where the interim planner and I are going to do a walkthrough of the property on Wednesday and it's behind the fire department. Part of the existing property is behind the fire department and kind of wraps around towards Hemby Road. We have drawings in the planning office if you would like to see them, they are pre sketch plans. We have met with the developers and after the walkthrough Public Involvement Meetings will be scheduled.

Mayor Deter – Didn't you also have a discussion with a woman about a possible school?

Planning Board Chairman Sharp – We were approached today. There is someone who is looking for a parcel to build a charter school. She does not own the property yet. She's looking in this area so she's investigating Marvin, Weddington and unincorporated Union County to decide what land is available and what kind of requirements are necessary for each area.

Councilwoman Propst – What kind of property amount do they need?

Planning Board Chairman Sharp – She said they wanted eight acres. They don't have a site yet so it may or may not come into Weddington.

#### **Item No. 13. Code Enforcement Report – none**

Mayor Deter – Along the lines of Code Enforcement I sent everyone an email just before this meeting pertaining to the Cox property, asking for a response.

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

Mayor Deter – Ms. Gaylord is not here tonight and the discussions I had with her she didn't see any major issues in terms of the budget. Unless there are any questions I'll move on to the next item.

#### **Item No. 15. Public Safety Report**

Public Safety Committee Chairman Marcos Bilbao – Looking to do a better job at tracking reporting efforts. Here's a list of some of the things we are working on. If you have any questions please interrupt me:

- Looking to get CPR training going to have one of our committee members trained as a trainer. We have funding and once the training is completed we are planning on having CPR training classes available for the residents twice a year.
- Coordinate with HOA's communication, coordination, conduit for road issues, CPR training, develop a contact list and that's in development
- We are looking to have a mechanism for road issues like pot holes possibly through social media, ride around or off the web to get information on road issues.
- At the retreat it was mentioned street lights on the roundabout. We need to do some research on that to understand what the ask is and the potential for responding to that.
- The traffic speed counters we have a pretty good handle on that as far as software and hardware perspective. If there is a need we can get that deployed.
- We are still looking to get the trailer and speed sign fixed up and ready to deploy.

Mayor Pro Tem Titherington – Is it fixed yet? I know that was one of the things you were looking at.

Public Safety Committee Chairman Bilbao – We have the paint and the parts but we just haven't gotten it all together.

Mayor Pro Tem Titherington – Great, thank you.

- The idea is to create a long term schedule and if there is a priority we can interrupt that schedule and slip in with a 2 week interval for getting each of those things deployed.
- Speed limit requires a conversation understanding on how those things are set and how we can affect that and see if there is something we should change there.
- Reflective sign, another request from the retreat, at Twelve Mile Creek Road and Beulah Church Road given a change order for a reflective sign.

Mayor Pro Tem Titherington – Has anyone spoken to NCDOT about that one?

Public Safety Committee Chairman Bilbao – We are looking to. I think we are going to sit down with them and go over everything.

Mayor Pro Tem Titherington – Stuff like that is a simple fix on their part to complete that.

Mayor Deter – There is a knocked down sign non-reflective if you come in on Tilley Morris Road from Charlotte. I sent them an email with the location and they took care of it.

- Flashing sign at schools – look at possibility on flashing signs, I don't know if there are any town ordinances to consider.
- This was brought up at the last meeting, Weddington Elementary as school is going in and coming out, not sure what's changed but traffic seems to be piling up and cars are driving on the wrong side of the road to be able to get out. We are looking at what's going on and what we can do about it.

Mayor Pro Tem Titherington – Craig Horn sent an email out and Councilman Smith mentioned to me about a week ago that he was going to try to get up with him.

Councilman Smith – Yes, actually I was at that meeting so Ms. Crooks and I are going to reach out to Craig Horn just to see what we can do. It might fall on the schools. I had some suggestions for them that they were willing to listen. We are not even sure if they are aware of those problems and I didn't go by there in the morning but it didn't stack up like that last year; it was intermittent. It didn't stack up in the morning and now it is so something has changed. In the afternoon it was hit or miss, sometimes it was stacking up and sometimes it wasn't so I thought we could contact the school and find out what that was and maybe we can offer some alternative suggestions.

- Continue the Town newsletter and supply updates to keep up coordination and communication.

Councilwoman Propst – I mentioned this to Councilman Smith last year. The high school kids were cutting through Weddington Hills off of Twelve Mile Creek Road and using that as a way to get out on Highway 84 in the morning as opposed to staying in line because Twelve Mile Creek backed up so far they couldn't get out on Highway 84 in a timely manner so they found a way to cut through Weddington Hills.

Mayor Pro Tem Titherington – Going into the school?

Councilwoman Propst – Yes, going to the school. I heard this through people who are traveling on Highway 84 to Monroe and they are saying these kids are crazy. They are pulling out in front of cars because they can't stand to wait in traffic. I mentioned it to Councilman Smith. The person that complained to me thought it was students from Weddington Hills but it's not, it's kids from all over using that as a cut through to get to Highway 84. I don't know what we can do but it is an issue for the poor people who live in Weddington Hills. This girl was concerned that one of these kids are going to get killed because of the way they were using that neighborhood.

Councilman Smith - I noticed cars pulling into the neighborhood and couldn't figure out why but when you go out onto Highway 84 you can see what they are doing. They are circumventing the intersection. The only thing I can suggest is to put a sign up that states "no thru traffic" between certain hours but then it would be a matter of enforcing it.

Public Safety Committee Chairman Bilbao – For things like that if you have some presence of police once or twice.

Councilwoman Propst – Maybe the deputies can get that stopped. She was really concerned because they were pulling out in front of people doing the speed limit.

Public Safety Committee Chairman Bilbao – We are looking to meet with Deputy Rodriguez's replacement to develop a relationship. Do we know if it's still an issue?

Councilwoman Propst – I can call her tomorrow and find out.

### **Item No. 16. Transportation Report**

Councilman Buzzard – Unfortunately due to the unrest in downtown Charlotte the CRTPO meeting for September was cancelled.

### **Item No. 17. Council Comments**

Councilwoman Propst – Thank you for coming out, thanks for staying for those that stayed we appreciate your participation in the town.

Councilman Smith – Thanks the people that stayed, I appreciate it. Good luck.

Councilman Buzzard – I appreciate the comments from everyone and for coming out and being a part of the town.

Mayor Pro Tem Titherington – None

Mayor Deter – Litter Sweep is Saturday. Come on out, we will give you a vest, orange bag and we will even give you gloves. Coffee and donuts will be here so come out and help keep our town beautiful.

### **18. Adjournment**

Councilwoman Propst moved to Adjourn. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Buzzard, Propst and Mayor Pro Tem Titherington

NAYS: None

The meeting ended at 9:30 p.m.

---

**Bill Deter, Mayor**

Attest:

---

Peggy S. Piontek, Town Clerk