

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JULY 10, 2017 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104**

AGENDA**

Prayer – Mayor Bill Deter

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum
4. Public Comments
5. Additions, Deletions and/or Adoption of the Agenda
6. Consent Agenda
 - A. Authorize the Tax Collector to Collect the 2017 Real Property Taxes for the Town of Weddington
 - B. Authorize the Tax Collector to charge off 2006 Property Taxes
7. Approval of Minutes
 - A. June 12, 2017 Regular Town Council Meeting Minutes
8. Old Business
 - A. Discussion and Consideration of Calling for a Public Hearing to be held August 14, 2017 at 7:00 p.m. at the Weddington Town Hall to consider a Text Amendment to Section 22-1 titled Excessive Noise Prohibited; Exemptions; And, Section 58-19 titled Noise
 - B. Discussion of a Public Nuisance Text Amendment
 - C. Discussion of Town Survey
9. New Business
 - A. Discussion and Consideration of Calling for a Public Hearing to be held August 14, 2017 at 7:00 p.m. at the Weddington Town Hall to consider a text amendment to Section 58-58(4)(e)(1) – Minimum Lot Size
 - B. Discussion and Consideration of the Graham Allen Subdivision Preliminary Plat/Construction Plans
 - C. Land Use Plan Annual Review
 - D. Discussion of Boy Scout Eagle Project ideas

E. Discussion and Consideration of a new code enforcement contract with Centralina Council of Governments.

** F. Present the Settlement Agreement Between the Town of Weddington and James E. Cox and Shannon M. Cox and Authorize Mayor to Execute Settlement Agreement on Behalf of the Town

10. Update from Planner

11. Code Enforcement Report

12. Update from Finance Officer and Tax Collector

13. Public Safety Report

14. Transportation Report

15. Council Comments

16. Adjournment

***amended at meeting*

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JULY 10, 2017 7:00 P.M.
WEDDINGTON TOWN HALL**

**MINUTES
PAGE 1 OF 10**

Mayor Bill Deter offered an invocation prior to the opening of the meeting.

1. OPEN THE MEETING Mayor Deter opened the July 10, 2017 Regular Town Council Meeting at 7:02 p.m.

2. PLEDGE OF ALLEGIANCE Mayor Deter led the Pledge of Allegiance.

3. DETERMINATION OF QUORUM Quorum was determined with Councilmembers present: Mayor Bill Deter, Councilmembers Mike Smith, Scott Buzzard, and Janice Propst. Mayor Pro Tem Don Titherington was absent.

Staff Present: Town Attorney Anthony Fox, Town Planner/Administrator Lisa Thompson, Deputy Clerk Janet Peirano, Finance Officer Leslie Gaylord

Visitors: Bill Price, Anne Marie Smith, Liz Callis, Sydney Leake, Lisa Leake, Jason Leake, Sienna Leake, Elton Hardy, Planning Board Chairman Rob Dow, Planning Board Members Walt Hogan and Jim Vivian.

4. PUBLIC COMMENTS

Lisa Leake 1238 Bromley Drive: Ms. Leake was interested in the process of trying to get sidewalks on Weddington Matthews Road. She stated that it would be connective and safe because the road has no shoulder.

Mayor Deter explained that in the Public Comment part of the regular meeting, there isn't usually response from the Council, however he wanted to convey that the Planning Board has been looking at the possibility of connector sidewalks, and he suggested that Ms. Leake communicate with the Planning Board Members and attend the Planning Board Meetings with as many people to show support for this issue.

Bill Price 440 Weddington Road: Mr. Price expressed concerns about test holes left open by developers. He is concerned about the hazards to wildlife and the community. He understands the necessity, but believes it should be the responsibility of the developers to cover or fence around them. He believes there should be some control established in the town ordinances to secure these hazards.

Councilmember Propst asked for confirmation on the size of the holes he's encountered. Mr. Price responded that the holes are approximately 2 feet wide, 5 feet long and 4 feet deep.

Walt Hogan 5009 Laurel Grove Lane: In the interest of full disclosure, Mr. Hogan stated that he is currently serving on the Planning Board and he did make a public comment on this issue in front of the

Town Council at the Regular Meeting in March. Mr. Hogan expressed concern about the property located on the Southeast corner of Hemby Road and Providence Road. (Parcel # 06147010). The lot is owned by Delaney Pecan Grove LLC, based in Boone, NC. It doesn't appear that the LLC has filed articles of incorporation, so it may not be a legal entity. Mr. Hogan has asked the Council to track down the legal owner to get this lot cleaned up, as it is the entrance to the Town of Weddington. He requests some positive steps be taken.

Mayor Deter thanked the residents for their public comments and sharing their concerns with the Council.

5. ADDITIONS, DELETIONS AND/OR ADOPTION OF THE AGENDA

Mr. Fox requested to add agenda item F to New Business in order to present the settlement agreement between the Town of Weddington and James E. Cox and Shannon M. Cox and authorization for the mayor to execute on behalf of the town.

Councilman Buzzard asked if the date is going to be changed for the public hearing for the Noise Ordinance, and if so, does the agenda need to be amended to reflect that?

Mayor Deter expressed that it would be beneficial to discuss and get a clean ordinance and in August call for the hearing to be held in September.

Councilman Smith asked that the Call for Public Hearing be delayed in order to present a complete text amendment, rather than approach the issue in pieces. It's important to get input from entire Council. He stated that it is more logical to call for a hearing in September, and have full council weigh in.

Mr. Fox stated that at this point in the meeting, the Council is looking to approve the agenda with the changes. The agenda item regarding the public hearing for the Noise Ordinance states it is discussion and consideration of Public Hearing. There is not a need to amend the agenda.

Motion: Councilmember Smith made a motion to adopt the agenda as amended.

Vote: The motion passed with a unanimous vote.

6. CONSENT AGENDA

A. AUTHORIZE THE TAX COLLECTOR TO COLLECT THE 2017 REAL PROPERTY TAXES FOR THE TOWN OF WEDDINGTON

B. AUTHORIZE THE TAX COLLECTOR TO CHARGE OFF 2006 PROPERTY TAXES

Motion: Councilmember Propst made a motion to approve the Consent Agenda as presented.

Vote: The motion passed with a unanimous vote.

7. APPROVAL OF MINUTES

A. JUNE 12, 2017 REGULAR MEETING MINUTES

Motion: Councilmember Propst made a motion to approve the June 12, 2017 regular Meeting Minutes as presented.

Vote: The motion passed with a unanimous vote.

8. OLD BUSINESS

A. DISCUSSION AND CONSIDERATION OF CALLING FOR A PUBLIC HEARING TO BE HELD AUGUST 14, 2017 AT 7:00 P.M. AT THE WEDDINGTON TOWN HALL TO CONSIDER A TEXT AMENDMENT TO SECTION 22-1 TITLED EXCESSIVE NOISE PROHIBITED; EXEMPTIONS; AND, SECTION 58-19 TITLED NOISE

Councilman Smith reiterated his earlier statement regarding the public hearing to be held at a later date in order to have a more complete discussion of the text amendment.

Motion: Councilman Smith made a motion to call for a Public Hearing to consider a Text Amendment to Section 22-1 *Excessive Noise Prohibited*; *Exemptions*; and Section 58-19 *Noise* to be held Monday September 11, 2017.

Mayor Deter expressed concern about the lack of opportunity for discussion before the Public Hearing. He believes the Council should have a complete Text Amendment for the residents to review before calling for the Public Hearing.

Councilman Smith stated that he is still in the process of modifying the text amendment and talking with the Town Deputies. He has spoken with some Councilmembers and has sense of what direction they would like to go.

Mayor Deter suggested holding further discussion in September, call for the Public Hearing at the October regular meeting to be held at the November Regular Meeting. The Council unanimously agreed to table discussion and the motion as suggested.

B. DISCUSSION OF A PUBLIC NUISANCE TEXT AMENDMENT

Mayor Deter stated that there was some discussion at last month's meeting and it was tabled for further discussion.

Councilmember Smith stated that he had nothing to add to this.

Mayor Deter commented that Ms. Thompson was tasked with consolidating the complaints the Town has received. These complaints include: demolition debris; tall grass; abandoned junk, vehicles, and machinery; and yard debris like stumps, tree limbs, and logs.

Mayor Deter questioned how stumps, logs, and limbs that will affect the land in the state forestry program. The property owners are required to harvest at certain times and when they harvest, it leaves stumps, logs, and limbs on the property. As the Council gets into the nuisance ordinance, how will that

issue be resolved?

Mayor Deter also questioned the abandoned junk and machinery. There are homes that have these items in the back yards, whether in working order or not. It is something the Council would need to consider in the nuisance ordinance.

Also, Mayor Deter questioned the abatement of the nuisance ordinance. It lists 5 ways to communicate to the land owner regarding their violation of the nuisance ordinance. Item C states that written notice may be posted in a conspicuous location on the property, where it can be expected to be sheltered from wind or rain and remain legible for a period of at least 48 hours; and Item D states that written notice may be published in a newspaper which covers news in the local Weddington area, in print and/or electronic form. He expressed concern over the possibility of the property owner not residing Weddington. Neither item C nor item D is an adequate method of communication.

Councilmember Buzzard suggested setting aside workshop time to work out details. Ms. Thompson was tasked with setting up a Council Work Session.

C. DISCUSSION OF TOWN SURVEY

Ms. Thompson was directed to get examples, determine the scope of work and pricing for budget at the last meeting. She hasn't been able to connect with the Urban Institute to figure scope of work or budget. Council agreed to table until next month.

9. NEW BUSINESS

A. DISCUSSION AND CONSIDERATION OF CALLING FOR A PUBLIC HEARING TO BE HELD AUGUST 14, 2017 AT 7:00 P.M. AT THE WEDDINGTON TOWN HALL TO CONSIDER A TEXT AMENDMENT TO SECTION 58-58(4)(e)(1) – MINIMUM LOT SIZE

Ms. Thompson presented background: One of the action items taken from the Town Council retreat was for the Planning Board to review the minimum lot sizes in the RCD zoning district. At the June 26, 2017 Planning Board meeting the Board reviewed a handout showing 11 RCD subdivisions approved throughout the last 12 years. The handout detailed the number of lots, average lot size, and units per acre for each subdivision. A few board members commented on the percentage of lots at or below 13,000 square feet. They believed a RCD conservation subdivision is becoming the rule, rather than the exception. The Land Use Plan talks about using the RCD for certain tracts of land to enable meaningful open space. However, the Board believed developers need the flexibility the smaller lots provide them because of different topographical hardships, floodplain, and power line easements, etc. They gave an example of the Enclave subdivision. It has an average lot size of only 14,710 square feet yet has a lower density of .78 units per acre. This demonstrates that there were circumstances causing the smaller average lot size. In this case there are two large ponds, floodplain and power line easements. By a vote 5:1, the Board recommended a text amendment to change the minimum lot size in a RCD from 12,000 square feet to 15,000 square feet, and for circumstances that cause undue hardships due to topography, easements, floodplains, and the like, the developer may apply to the Town Planner for relief from the

minimum requirement. However, under no circumstance shall the minimum lot area be less than 13,000 square feet.

Staff has taken the Planning Board's recommendation and provided the following text for Town Council review.

Sec. 58-58. - R-CD residential conservation district.

(4) Standards for developments located in conservation subdivisions.

e. Dimensional standards.

1. Minimum lot sizes: One of the primary differences between conventional subdivisions and conservation subdivisions is that although the overall allowable density levels between the two are the same, conservation subdivisions allow much smaller lot sizes. Accordingly, lots containing single-family dwellings may have a minimum area of ~~42,000~~ **15,000** square feet. **For circumstances that cause undue hardships such as topography, utility easements, floodplain, and the like, the developer may apply to the Planner for relief from the minimum requirement. However under no circumstance shall the minimum lot area be less than 13,000 square feet.** Easement lots are not permitted in a conservation subdivision.

Council member Propst spoke against the proposed changes to the R-CD. She commented that she was present at the June Planning Board meeting and listened to the discussion. She has 10 years of data on RCD developments from 2005 to 2015 showing the average lot size in R-CD is 18,246 sqft. With an RCD development, the Town is preserving 50% of community and open space. Based on the 2012 Land Use Plan, 61% of Weddington residents want to ensure preservation of open space. In a conventional R-40 subdivision basically 10% of open space is being preserved. The current R-CD standards allow flexibility for the builder to take topography and preserve the unique features of that property. The R-40 district is for by-right developments, giving the Town little control in how it's developed. An R-CD development comes through processes and procedures. The Planning Board can work with the developer. Council member Propst stated that she is comfortable with how the procedure currently works for R-CD development.

Councilmember Buzzard asked if verbiage for the text amendment came from the Planning Board or staff. Ms. Thompson confirmed the verbiage came from PB.

Mayor Deter questioned if this amendment would impact the yield plan. Ms. Thompson confirmed that it depends on the tract of land, but the increase in lot size may still allow room for flexibility.

Councilmember Propst reconfirmed the RCD is about the flexibility. If this amendment could take away the ability for a developer to have two small lots in the neighborhood, they might have to get rid of more trees. This has been in place since 2005 (12 years) and has worked, 50% of land has been preserved.

The Council agreed to take no action.

B. DISCUSSION AND CONSIDERATION OF THE GRAHAM ALLEN SUBDIVISION PRELIMINARY PLAT/CONSTRUCTION PLANS

Ms. Thompson presented the staff report. Graham Allen submitted a preliminary plat application for a 25 lot conventional subdivision on 41.53 acres located at the intersection of Weddington-Matthews Road and Antioch Church Road with a density of .60 units per acre. A sketch plan was submitted and approved by the town planner, Mr. Burton on October 28, 2015.

The preliminary plat/construction documents were submitted on October 12, 2016. Upon staff review, it was discovered that the approved cul-de-sac length didn't meet the requirements within the Weddington Subdivision Ordinance. The applicant applied for a modification of the subdivision ordinance to extend the length of the cul-de-sac and was approved by Town Council on January 9, 2017.

The developer is proposing a conventional subdivision which requires a minimum 40,000 square foot lot size and a minimum 10% open space. All lots meet the minimum lot widths and front, side and rear yard setbacks.

The tract includes a 160' wide existing power line easement along the eastern boundary. Only 50% of the easement may be counted towards open space. The remaining open space is contained by wetlands, detention and viewshed buffers.

The 100' viewshed buffer will include a 10' landscape buffer along the thoroughfares, except where the power line easement is located.

The subdivision will be served by Union County Public Water and Sewer.

The subdivision is accessed by entrances on both Antioch Church Road and Weddington Matthews Road. The entrance at Antioch Church Road will include both right and left turn lanes. The entrance off of Weddington Matthews Road will be a right-in/right-out only. The existing median on Weddington Matthews Road will remain.

The Town Engineer approved the construction plans and they have been submitted to other outside review agencies including NCDOT, Public Works, NCDEQ and the Army Corp. Staff has received approval letters from NCDEQ, NCDOT and the Army Corp. thus far.

The Planning Board unanimously recommended approval at the June 26, 2017 Regular Planning Board Meeting.

Staff recommends approval of the preliminary plat/construction plans with the following conditions:

1. The Applicant must provide approvals from all local, state, and federal agencies prior to commencing construction.
2. The maintenance plan and agreement shall be reviewed by the town attorney.

- Motion:** Councilmember Propst made a motion to approve the Preliminary Plat/Construction Plans from the Graham Allen Subdivision with the conditions as listed by the staff.
- Vote:** The motion passed with a unanimous vote.

C. LAND USE PLAN ANNUAL REVIEW

Mayor Deter reviewed the background of the 66 page Land Use Plan. Every year the Planning Board does a review of the Plan and compares how the Town is actually performing against the vision of the Land Use Plan. Mayor Deter thanked the Planning Board for putting the review together.

D. DISCUSSION OF BOY SCOUT EAGLE PROJECT IDEAS

Councilmember Propst has been contacted by a Boy Scout Troop looking for ideas for projects. She asked the Council to list any ideas that can be sent to the Scout Troops. The Town can focus on getting the new property cleaned up and improved.

Councilmember Smith agreed that the new property would be a good start.

Mayor Deter confirmed that the Town hasn't reached a decision on what to do with the property yet.

Councilmember Smith stated that the Town will explore keeping it as is. He suggested listing tasks that won't have an adverse effect on any construction that may be done in the future.

Councilmember Propst stated that any work done would be an improvement or beautification project.

Mayor Deter suggested that any ideas Council may have should be sent to Councilmember Propst. The Council agreed.

Councilmember Propst will meet with the Scouts on the property to come up with ideas for cleanup of the property.

Mr. Fox stated that the Town should consider appropriate release waivers for the Scouts to sign.

E. DISCUSSION AND CONSIDERATION OF A NEW CODE ENFORCEMENT CONTRACT WITH CENTRALINA COUNCIL OF GOVERNMENTS

Mayor Deter explained this is the third year the Town has used Centralina Council of Governments for code enforcement. He described the process of determining the amount of the contract amount.

- Motion:** Councilmember Buzzard made a motion to authorize Ms. Thompson to sign a new code enforcement contract with Centralina Council of Governments.

Vote: The motion passed with a unanimous vote.

F. DISCUSSION AND CONSIDERATION OF THE COX SETTLEMENT

Mr. Fox reviewed the statute that required approval of settlement in an open session. The Settlement Agreement does reflect that the Coxes agree to immediately cease the operation of any illegal activity on their property. The Coxes were operating an automobile engine repair and construction business in their garage, to the dismay of their neighbors. The Town pursued enforcement against the complaint and that led to settlement negotiation. The Coxes have agreed to cease operation immediately, remove all items and parts in the garage related to business, and they agreed to allow the Town to inspect the property twice following 60 days after the execution of the settlement agreement. The 60 days is to allow them time to meet the requirements. The Coxes have also agreed to a confession of judgment if they fail to meet the requirements of the settlement agreement. They will be liable for \$21,700 paid to the Town if they fall out of compliance with the settlement agreement. As a condition of the agreement, the Town will dismiss action against the Coxes and each party will bear their own costs of the action. If Council is in agreement, Mr. Fox asks for a motion authorizing him to execute the settlement agreement on behalf of the town. The Coxes have signed the agreement and the Town will file in and the Confession of Judgment in court.

Motion: Councilmember Smith made a motion to accept the Cox Settlement as presented to the council and have Mayor Deter sign the settlement agreement.

Vote: The motion passed with a unanimous vote.

10. UPDATE FROM PLANNER

Ms. Thompson presented the update:

- NCDOT held a public meeting regarding the Rea Road Extension on June 20. They reviewed the project status. The Town received a new estimate for the sidewalks along Rea Road Extension, 20% of the total which is \$121,233. NCDOT is seeking public comment until July 24.
- The new Town of Weddington website will be ready Wednesday July 12.
- Staff has received preliminary plat applications for the Weddington Matthews Road property and the Deal Road property.
- Staff received a conditional zoning petition. Weddington United Methodist Church is planning to build a columbarium on the property located across from the church main campus. The Public Involvement Meeting is scheduled for July 31.
- All Saints Anglican Church is also seeking an amendment to Conditional Zoning to expand their parking lot. The Public Involvement Meeting is scheduled for August 7.

11. CODE ENFORCEMENT REPORT *(The Code Enforcement Report is hereby submitted for the record).*

Council had no comments on the report. Mayor Deter confirmed that Items 6 and 8 will be removed from the report next month as the cases are closed.

12. UPDATE FROM FINANCE OFFICER AND TAX COLLECTOR *(The monthly report is hereby submitted for the record)*

Ms. Gaylord presented the monthly financial report. At the end of the fiscal year, the Town has a \$270,000 surplus excluding the purchase of the property.

13. PUBLIC SAFETY REPORT

Councilmember Smith had no update.

14. TRANSPORTATION REPORT

Councilmember Buzzard presented the update.

- CRTPO did approve a list of projects that includes the Tilley Morris-Weddington Matthews Road roundabout. No update as far as state funds for that project.
- No update on the Hemby Road-Beulah Church road resurfacing because it is out for bidding, but it is in the works for this fiscal year. It should be happening by November. Councilmember Buzzard will follow up with Scott Cole at NCDOT.
- No update about the back of Waverly roundabout at Tilly Morris. It is a developer project. The developer will notify NCDOT with 10 days advance notice when the work will start.

Mayor Deter asked for confirmation of the timeframe for the Tilley Morris-Weddington Matthews Road roundabout. Councilmember Buzzard stated it is a high priority for NCDOT and should be done 2019--2021 timeframe. Mayor Deter reviewed for the residents that the Town funded part of that project with tax dollars.

15. COUNCIL COMMENTS

Councilmember Smith: I want to thank everybody for coming out and for the feedback on the food trucks. It was our maiden voyage on that and we are excited to see that it turned out very well. Janice and I worked with several ladies that live in town and I want to recognize these ladies because without them, this would not have happened. They were instrumental in making this happen. They are Sharon Sanders, Debbie Cramer, and Sana Tucker. Those ladies were so impressive in getting that job done. It was just amazing. They did a phenomenal job. They aren't here, but I want to go on record to thank them because without them, that would not have happened. Hopefully we'll do it again.

Councilmember Buzzard: I just want to thank everyone for coming out and having an interest in their Town and participating in their Town.

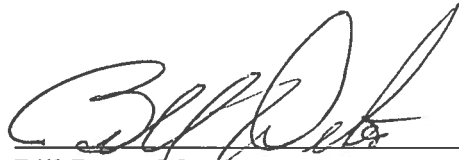
Councilmember Propst: Same thing. I do appreciate you all coming to the first Food Truck Fridays. We will be doing that again. We did have wonderful help. The ladies did a phenomenal job. They were excellent at what they did. We're planning on hopefully have something in October and we'll plan on doing Food Truck Fridays again next May. Thank you all for being a part of the community.

Mayor Deter: I want to thank everyone for coming out. You can tell we get excited when we have people sitting out in the gallery. We do everything we can to try to engage residents into our Council Meetings just so you're aware of what is going on. Pass it on to your neighbors. Tell them we have a great time and we're done in under an hour.

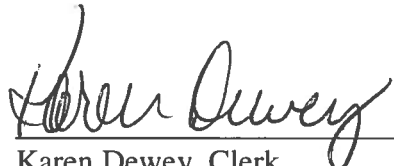
16. ADJOURNMENT

Motion: Councilmember Smith moved to adjourn the July 10, 2017 Regular Town Council Meeting at 7:56 p.m.
Vote: The motion passed with a unanimous vote.

Adopted: 14 Aug 2017



Bill Deter, Mayor



Karen Dewey, Clerk

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2016-2017

06/01/2017 TO 06/30/2017

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE:				
10-3101-110 AD VALOREM TAX - CURRENT	241.58	1,016,025.07	1,010,000.00	-1
10-3102-110 AD VALOREM TAX - 1ST PRIOR	409.34	2,836.76	2,500.00	-13
10-3103-110 AD VALOREM TAX - NEXT 8	838.48	2,865.32	1,500.00	-91
10-3110-121 AD VALOREM TAX - MOTOR	7,962.43	79,198.15	85,000.00	7
10-3115-180 TAX INTEREST	223.97	3,381.50	2,250.00	-50
10-3231-220 LOCAL OPTION SALES TAX REV	30,223.65	271,883.10	311,250.00	13
10-3322-220 BEER & WINE TAX	46,728.11	46,728.11	45,000.00	-4
10-3324-220 UTILITY FRANCHISE TAX	124,516.59	459,898.01	450,000.00	-2
10-3340-400 ZONING & PERMIT FEES	4,495.00	42,838.00	34,850.00	-23
10-3350-400 SUBDIVISION FEES	4,125.00	44,180.00	43,300.00	-2
10-3830-891 MISCELLANEOUS REVENUES	7.00	36,457.24	36,000.00	-1
10-3831-491 INVESTMENT INCOME	666.07	6,071.53	6,000.00	-1
TOTAL REVENUE	220,437.22	2,012,362.79	2,027,650.00	1
AFTER TRANSFERS	220,437.22	2,012,362.79	2,027,650.00	
4110 GENERAL GOVERNMENT				
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	59,309.17	711,710.04	717,710.00	1
10-4110-127 FIRE DEPARTMENT	0.00	65.00	10,000.00	99
10-4110-128 POLICE PROTECTION	0.00	257,001.00	258,620.00	1
10-4110-192 ATTORNEY FEES - GENERAL	1,586.69	56,263.90	95,000.00	41
10-4110-193 ATTORNEY FEES - LITIGATION	363.00	13,484.83	100,000.00	87
10-4110-195 ELECTION EXPENSE	0.00	0.00	3,500.00	100
10-4110-340 PUBLICATIONS	0.00	5,075.46	12,000.00	58
10-4110-341 WEDDINGTON FESTIVAL	0.00	-3,868.02	10,000.00	139
10-4110-342 HOLIDAY/TREE LIGHTING	0.00	4,265.38	6,500.00	34
10-4110-343 SPRING EVENT	0.00	0.00	750.00	100
10-4110-344 OTHER COMMUNITY EVENTS	619.08	1,548.67	500.00	-210
10-4110-495 COMMITTEE & OUTSIDE	0.00	0.00	1,500.00	100
TOTAL EXPENDITURE	61,877.94	1,045,546.26	1,216,080.00	14
BEFORE TRANSFERS	-61,877.94	-1,045,546.26	-1,216,080.00	
AFTER TRANSFERS	-61,877.94	-1,045,546.26	-1,216,080.00	
4120 ADMINISTRATIVE				
EXPENDITURE:				
10-4120-121 SALARIES - CLERK	1,722.00	53,659.81	53,150.00	-1
10-4120-123 SALARIES - TAX COLLECTOR	3,270.80	43,399.50	47,650.00	9
10-4120-124 SALARIES - FINANCE OFFICER	727.05	19,319.28	22,250.00	13
10-4120-125 SALARIES - MAYOR & TOWN	2,100.00	25,200.00	25,200.00	0
10-4120-181 FICA EXPENSE	598.17	10,830.02	12,800.00	15
10-4120-182 EMPLOYEE RETIREMENT	501.73	13,211.26	14,650.00	10

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2016-2017

06/01/2017 TO 06/30/2017

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4120-183 EMPLOYEE INSURANCE	1,013.00	17,162.96	18,000.00	5
10-4120-184 EMPLOYEE LIFE INSURANCE	12.60	259.84	400.00	35
10-4120-185 EMPLOYEE S-T DISABILITY	12.00	192.00	300.00	36
10-4120-191 AUDIT FEES	0.00	8,300.00	8,500.00	2
10-4120-193 CONTRACT LABOR	5,940.00	33,270.97	41,000.00	19
10-4120-200 OFFICE SUPPLIES - ADMIN	211.71	7,597.71	13,000.00	42
10-4120-210 PLANNING CONFERENCE	0.00	512.16	4,000.00	87
10-4120-321 TELEPHONE - ADMIN	166.19	2,428.96	3,500.00	31
10-4120-325 POSTAGE - ADMIN	150.00	1,751.76	2,500.00	30
10-4120-331 UTILITIES - ADMIN	550.30	4,429.64	4,250.00	-4
10-4120-351 REPAIRS & MAINTENANCE -	0.00	27,318.00	30,500.00	10
10-4120-352 REPAIRS & MAINTENANCE -	3,428.02	56,574.96	65,000.00	13
10-4120-354 REPAIRS & MAINTENANCE -	3,207.50	50,445.35	63,520.00	21
10-4120-355 REPAIRS & MAINTENANCE -	485.00	1,410.00	1,000.00	-41
10-4120-356 REPAIRS & MAINTENANCE -	540.00	5,020.00	6,000.00	16
10-4120-370 ADVERTISING - ADMIN	68.47	717.12	1,000.00	28
10-4120-397 TAX LISTING & TAX	-7.09	-454.03	500.00	191
10-4120-400 ADMINISTRATIVE:TRAINING	0.00	1,851.50	3,000.00	38
10-4120-410 ADMINISTRATIVE:TRAVEL	482.69	5,217.63	6,000.00	13
10-4120-450 INSURANCE	0.00	13,533.28	15,500.00	13
10-4120-491 DUES & SUBSCRIPTIONS	450.00	18,460.92	18,000.00	-3
10-4120-498 GIFTS & AWARDS	91.81	1,102.81	3,000.00	63
10-4120-499 MISCELLANEOUS	456.90	7,082.88	8,000.00	11
10-4120-500 CAPITAL EXPENDITURES	0.00	593,250.00	593,250.00	0
TOTAL EXPENDITURE	26,178.85	1,023,056.29	1,085,420.00	6

BEFORE TRANSFERS	-26,178.85	-1,023,056.29	-1,085,420.00
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AFTER TRANSFERS	-26,178.85	-1,023,056.29	-1,085,420.00
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4130 PLANNING & ZONING

EXPENDITURE:

10-4130-121 SALARIES - ZONING	5,833.34	50,036.04	58,750.00	15
10-4130-122 SALARIES - ASST ZONING	0.00	4,019.18	5,250.00	23
10-4130-123 SALARIES - ADMINISTRATIVE	701.25	15,985.32	25,725.00	38
10-4130-124 SALARIES - PLANNING BOARD	425.00	4,850.00	5,200.00	7
10-4130-125 SALARIES - SIGN REMOVAL	222.74	2,923.48	4,000.00	27
10-4130-181 FICA EXPENSE - P&Z	547.34	5,938.14	8,025.00	26
10-4130-182 EMPLOYEE RETIREMENT - P&Z	894.84	9,330.41	13,500.00	31
10-4130-183 EMPLOYEE INSURANCE	1,013.00	14,206.00	16,000.00	11
10-4130-184 EMPLOYEE LIFE INSURANCE	19.60	192.64	300.00	36
10-4130-185 EMPLOYEE S-T DISABILITY	12.00	84.00	150.00	44
10-4130-193 CONSULTING	-1,565.25	14,014.23	20,000.00	30
10-4130-194 CONSULTING - COG	0.00	4,405.00	8,250.00	47
10-4130-200 OFFICE SUPPLIES - PLANNING	300.17	7,125.48	5,000.00	-43
10-4130-201 ZONING SPECIFIC OFFICE	0.00	0.00	2,500.00	100

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2016-2017

06/01/2017 TO 06/30/2017

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4130-215 HISTORIC PRESERVATION	0.00	249.46	1,000.00	75
10-4130-220 INFRASTRUCTURE	0.00	0.00	89,500.00	100
10-4130-321 TELEPHONE - PLANNING &	166.18	2,429.08	3,500.00	31
10-4130-325 POSTAGE - PLANNING & ZONING	150.00	1,706.67	2,500.00	32
10-4130-331 UTILITIES - PLANNING & ZONING	550.29	4,474.89	4,250.00	-5
10-4130-370 ADVERTISING - PLANNING &	68.47	675.50	1,000.00	32
TOTAL EXPENDITURE	<u>9,338.97</u>	<u>142,645.52</u>	<u>274,400.00</u>	<u>48</u>
BEFORE TRANSFERS	<u>-9,338.97</u>	<u>-142,645.52</u>	<u>-274,400.00</u>	
AFTER TRANSFERS	<u>-9,338.97</u>	<u>-142,645.52</u>	<u>-274,400.00</u>	
GRAND TOTAL	<u>123,041.46</u>	<u>-198,885.28</u>	<u>-548,250.00</u>	

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2016-2017

PERIOD ENDING: 06/30/2017

10

ASSETS

ASSETS

10-1120-000	TRINITY CHECKING ACCOUNT	827,965.81
10-1120-001	TRINITY MONEY MARKET	1,114,730.11
10-1170-000	NC CASH MGMT TRUST	533,301.14
10-1211-001	A/R PROPERTY TAX	9,706.63
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	2,909.01
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	7,210.13
10-1214-000	PREPAID ASSETS	3,427.44
10-1232-000	SALES TAX RECEIVABLE	2,293.21
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	2,346,268.11
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	23,513.12
10-1610-003	FIXED ASSETS - EQUIPMENT	118,306.60
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.01
	TOTAL ASSETS	5,016,482.32

LIABILITIES & EQUITY

LIABILITIES

10-2120-000	BOND DEPOSIT PAYABLE	75,002.25
10-2620-000	DEFERRED REVENUE - DELQ TAXES	2,909.01
10-2625-000	DEFERRED REVENUE - CURR YR TAX	9,706.63
10-2630-000	DEFERRED REVENUE-NEXT 8	7,210.13
	TOTAL LIABILITIES	94,828.02

EQUITY

10-2620-001	FUND BALANCE - UNASSIGNED	2,551,598.54
10-2620-003	FUND BALANCE-ASSIGNED	54,000.00
10-2620-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,514,941.04
	CURRENT FUND BALANCE - YTD NET REV	-198,885.28
	TOTAL EQUITY	4,921,654.30

	5,016,482.32
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TOTAL LIABILITIES & FUND EQUITY

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: July 10, 2017

SUBJECT: Monthly Report –June 2017

Transactions:	
Adjustments <5.00	\$(2.37)
Penalty and Interest Payments	\$(277.04)
Interest Charges	\$132.90
Releases	\$(17.64)
Taxes Collected:	
2008	\$(138.31)
2009	\$(200.63)
2010	\$(62.32)
2011	\$(92.67)
2013	\$(344.55)
2015	\$(409.34)
2016	\$(240.65)
As of June 30, 2017; the following taxes remain Outstanding:	
2006	\$54.35
2007	\$83.43
2008	\$808.16
2009	\$598.83
2010	\$575.29
2011	\$100.56
2012	\$946.39
2013	\$1717.97
2014	\$2325.15
2015	\$2909.01
2016	\$9706.63
Total Outstanding:	\$19825.77

WEDDINGTON CODE ENFORCEMENT REPORT

June, 2017

1. **404 Cottonfield Cir., James & Shannon Cox**
 - 5/31/17—Legal action pending.
2. **4005 Ambassador Ct., Inez B. McRae Trust**
 - “In Rem” repairs to secure and close this building were performed in 2015. Lien for cost of these repairs recorded with Union County Register of Deeds in amount of \$7000.00.
 - 5/31/17—Deterioration continues
3. **Highway 84 & Twelve Mile Creek Rd.**
 - 4/30/17—No Change. Stumps and some debris still on property.
 - 5/31/17—No Change.
4. **“Illegal sign sweep”**.
 - 6/30/17—No signs removed.
5. **8/4/16---8119 Lake Providence Dr.---construction of residence has discontinued. Courtesy letter sent to property owner seeking on-site inspection and closing/securing building to prevent unauthorized entry.**
 - Update: property is listed for sale at this time.
 -
6. **8319 Lake Providence Dr.---property advertised as available for“venues”**
 - No violations found or activity observed. Cased closed.
 -
7. **8304 Foxbridge Dr.---accessory building without permit**
 - Courtesy letter to owner informing him that permit is required from Town and Union county.
 - 2/28/17--No response to courtesy letter; violation notice is next step.
 - 3/31/17—Notice of Violation and Citation issued 3/24/17. Owner has contacted staff for required permits.
 - 4/30/17—Still in process/permits?
 - 5/31/17—No change. Permit?
 - Still no permit for large utility building. Citation to be issued.

8. 3045 Rock Ridge Pass

- **2/28/17---Report of possible "event venue". Correspondence with owner informing them Zoning Regulations do not allow this; site inspection, no violation found, owner declares they have no intention of operating such a use. Will monitor for a few months.**
- **6/30/17---No violation observed. Case closed.**

9. Antioch Plantation—logged lots

- **2 lots have been logged/clear cut. No erosion or mud in streets. It appears clearing is for new construction.**

10. 2924 Michelle Dr.

- **Wood cutting/firewood operation – in operation prior to Weddington's Zoning Reg's.**
- **5/31/17—Owner is downsizing this "pre-existing" wood business and cleaning up.**

11. 4716 Weddinton Matthews Rd.

- **Existing residence under remodel/expansion. New owner has permit, but needs to acquire permit for 2nd story expansion for Union County**
- **6/30/17---Per owner, he will use this as his residence only. Will continue to monitor.**



TOWN OF
WEDDINGTON

1924 Weddington Road • Weddington, North Carolina 28104

TO: Mayor and Town Council
FROM: Kim H. Woods, Tax Collector
DATE: July 10, 2017
SUBJECT: 2017 Real Property Taxes

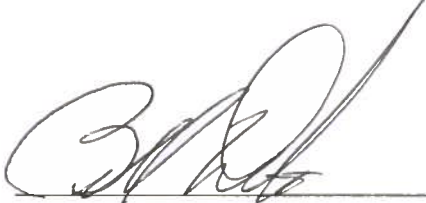
In accordance with General Statutes 105.321, I am hereby requesting authorization to collect the 2017 Real Property Taxes for the Town of Weddington.

State of North Carolina
Town of Weddington

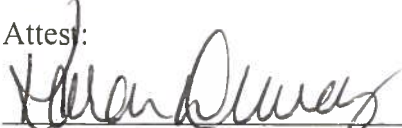
To the Tax Collector of the Town of Weddington

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records filed in the Town of Weddington Collections Department and in the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon all real property of the respective taxpayers in the Town of Weddington, and this order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell any real or personal property of such taxpayers, for and on account thereof, in accordance with the law.

Witness my hand and official seal this 10th day of July, 2017.



Bill Deter, Mayor

Attest:


Karen Dewey, Town Clerk



TOWN OF
WEDDINGTON

1924 Weddington Road • Weddington, North Carolina 28104

TO: Mayor and Town Council
FROM: Kim H. Woods, Tax Collector
DATE: July 10, 2017
SUBJECT: Charge Off 2006 Property Taxes

North Carolina General Statute 105-378(a) establishes a continuing ten year statute of limitations against enforcement remedies provided by law for the collection of taxes or the enforcement of any liens. The ten year period is measured from the September 1st due date.


In accordance with General Statutes 105.378(a), I am hereby requesting authorization to charge off 2006 personal property taxes. The balance is as follows:

2006 \$54.35

Respectfully submitted,

Kim H. Woods
Town of Weddington
Tax Collector

Witness my hand and official seal this 10th day of July, 2017.



Bill Deter, Mayor

Attest:



Karen Dewey, Town Clerk