

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MARCH 12, 2018 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104**

AGENDA

Prayer – Pastor Ed Thomas, Spirit of Joy Lutheran Church

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum
4. Presentation and Consideration of the FY 2016-2017 Audit by Rowell, Craven & Short
5. Public Comments
6. Additions, Deletions and/or Adoption of the Agenda
7. Consent Agenda
 - A. 2019 Deer Urban Archery Season Renewal
 - B. Call for a Public Hearing to be held Monday, April 9, 2018 at 7:00 p.m. at the Weddington Town Hall to consider Conventional Rezoning of a portion of parcel number 06177015 from R-60 to R-40
 - C. Approve Tilley Morris Round A Bout Reimbursement agreement with NCDOT
8. Approval of Minutes
 - A. February 12, 2018 Town Council Regular Meeting Minutes
 - B. February 24, 2018 Town Council Retreat Minutes
9. Public Hearings and Consideration of Public Hearings
10. Old Business
11. New Business
 - A. Presentation - Arborbrook Christian Academy
 - B. Review and Discussion of Preliminary Budget for Fiscal Year 2018-2019
12. Update from Town Planner
13. Code Enforcement Report
14. Update from Finance Officer and Tax Collector
15. Transportation Report
16. Move into Closed Session Pursuant to NCGS 13-318.11 (a)(3) To Consult with Attorney on Matters Protected by the Attorney Client Privilege Relating to Providence Volunteer Fire Department versus Town of Weddington; and to Address Personnel Matters Pursuant to NCGS 143-381.11 (a)(6)
17. Council Comments
18. Adjournment

TOWN OF WEDDINGTON, NORTH CAROLINA

Audited Financial Statements

For the Fiscal Year Ended June 30, 2017

Town Council Members

Bill Deter, Mayor
Don Titherington, Mayor Pro Tem
Scott Buzzard
Janice Propst
Michael Smith

Administrative and Financial Staff

Leslie Gaylord, CPA, Finance Officer
Kim Woods, Tax Collector

TOWN OF WEDDINGTON, NORTH CAROLINA

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TOWN OF WEDDINGTON, NORTH CAROLINA

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FINANCIAL SECTION

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor
and Members of the Town Council
Weddington, North Carolina

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of the Town of Weddington, North Carolina, as of and for the year ended June 30, 2017, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall financial statement presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, based on our audit and the report of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Town of Weddington, North Carolina as of June 30, 2017, and the respective changes in financial position, thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 3 through 10, the Local Government Employees' Retirement System's Schedules of the Proportionate Share of the Net Pension Asset and Contributions, on pages 37 and 38 be presented to supplement the basic financial statements. Such information, although not a required part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary and Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements of the Town of Weddington, North Carolina. The combining and individual fund statements, budgetary schedules and other schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual fund statements, budgetary schedules and other schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America by us. In our opinion, based on our audit, the procedures performed as described above, and the combining and individual fund statements, budgetary schedules, and other schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.



Rowell, Craven & Short P.A.
Charlotte, North Carolina
October 27, 2017

MANAGEMENT'S DISCUSSION AND ANALYSIS

Management's Discussion and Analysis

As management of the Town of Weddington, we offer readers of the Town's financial statements this narrative overview and analysis of the financial activities of the Town of Weddington for the fiscal year ended June 30, 2017. We encourage readers to read the information presented here in conjunction with additional information that we have furnished in the Town's financial statements, which follow this narrative.

Financial Highlights

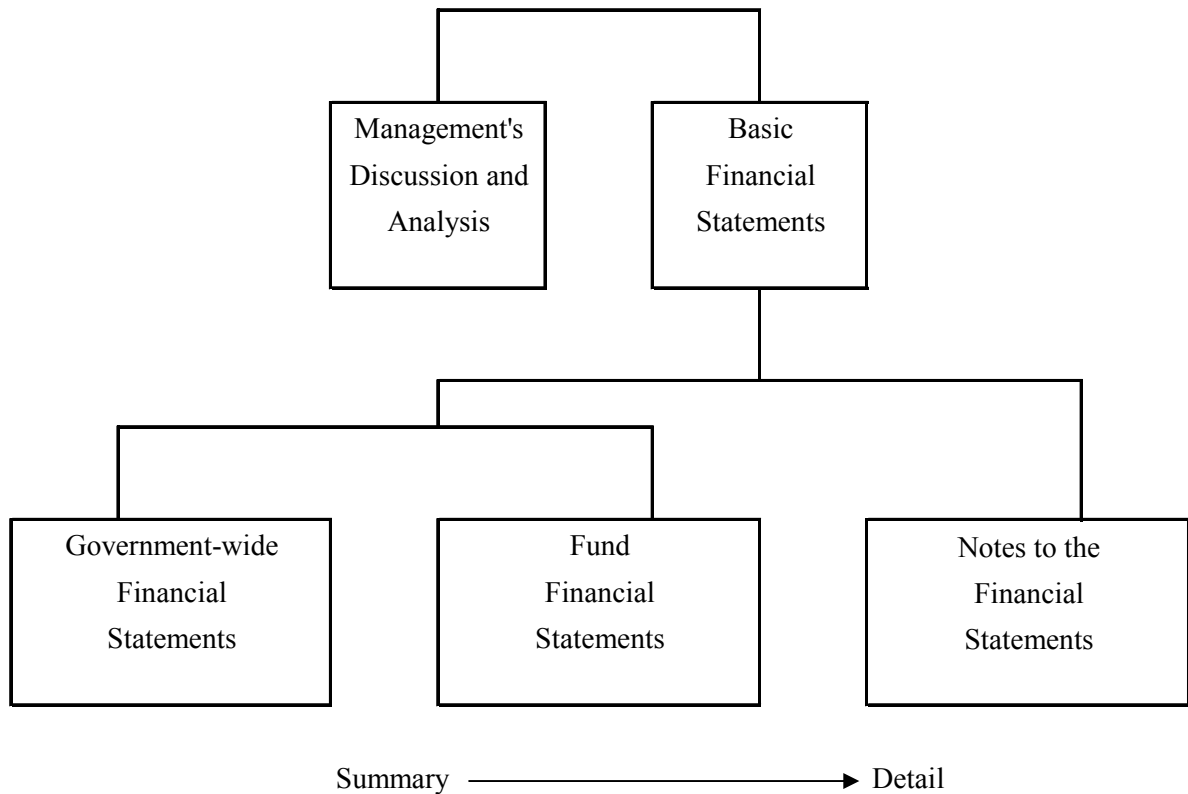
- The assets and deferred outflows of resources of the Town of Weddington exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$4,458,070 (*net position*).
- The government's total net position increased by \$433,444 primarily due to increases in the governmental activities net position.
- As of the close of the current fiscal year, the Town of Weddington's governmental funds reported combined ending fund balances of \$2,449,153 with a net decrease of \$121,403 in fund balance. Approximately 5.97% of this total amount or \$146,136 is non-spendable or restricted.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$2,053,517, or 91.96% of total general fund expenditures for the fiscal year.
- The Town of Weddington does not have any outstanding debt.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to Town of Weddington's basic financial statements. The Town's basic financial statements consist of three components; 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements (see Figure 1). The basic financial statements present two different views of the Town through the use of government-wide statements and fund financial statements. In addition to the basic financial statements, this report contains other supplemental information that will enhance the reader's understanding of the financial condition of the Town of Weddington.

Required Components of Annual Financial Report

Figure 1



Basic Financial Statements

The first two statements (Exhibits 1 and 2) in the basic financial statements are the **Government-wide Financial Statements**. They provide both short and long-term information about the Town's financial status.

The next statements (Exhibits 3 through 5) are **Fund Financial Statements**. These statements focus on the activities of the individual parts of the Town's government. These statements provide more detail than the government-wide statements. There are four parts to the Fund Financial Statements: 1) the governmental funds statements; 2) the budgetary comparison statements; and 3) the proprietary fund statements, and 4) the fiduciary fund statements. The Town of Weddington has no proprietary or fiduciary funds, so these parts of the Fund Financial Statements are omitted.

The next section of the basic financial statements is the **notes**. The notes to the financial statements explain in detail some of the data contained in those statements. After the notes, **supplemental information** is provided to show details about the Town's individual funds. Budgetary information required by the North Carolina General Statutes also can be found in this part of the statements.

Government-wide Financial Statements

The government-wide financial statements are designed to provide the reader with a broad overview of the Town's finances, similar in format to a financial statement of a private-sector business. The government-wide statements provide short and long-term information about the Town's financial status as a whole.

Government-wide Financial Statements - Continued

The two government-wide statements report the Town's net position and how it has changed. Net position is the difference between the Town's total assets and deferred outflows of resources and total liabilities and deferred inflows of resources. Measuring net position is one way to gauge the Town's financial condition.

The government-wide statements are divided into three categories: 1) governmental activities; 2) business-type activities; and 3) component units. The governmental activities include most of the Town's basic services such as public safety, planning and zoning and general administration. Property taxes and various state-collected taxes finance most of these activities. The Town of Weddington has no business-type activities or component units, so these categories will be omitted from the Town's government-wide statements.

The government-wide financial statements are on Exhibits 1 and 2 of this report.

Fund Financial Statements

The fund financial statements (see Figure 1) provide a more detailed look at the Town's most significant activities. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Town of Weddington, like all other governmental entities in North Carolina, uses fund accounting to ensure and reflect compliance (or non-compliance) with finance-related legal requirements, such as the General Statutes or the Town's budget ordinance. All of the funds of Town of Weddington are governmental funds so these will be the only funds presented in its financial statements.

Governmental Funds – Governmental funds are used to account for those functions reported as governmental activities in the government-wide financial statements. All of the Town's basic services are accounted for in governmental funds. These funds focus on how assets can readily be converted into cash, and what monies are left at year-end that will be available for spending in the next year. Governmental funds are reported using an accounting method called *modified accrual accounting* which provides a short-term spending focus. As a result, the governmental fund financial statements give the reader a detailed short-term view that helps him or her determine if there are more or less financial resources available to finance the Town's programs. The relationship between government activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is described in a reconciliation that is a part of the fund financial statements.

The Town of Weddington adopts an annual budget for its General Fund, as required by the General Statutes. The budget is a legally adopted document that incorporates input from the citizens of the Town, the management of the Town, and the decisions of the Town Council about which services to provide and how to pay for them. It also authorizes the Town to obtain funds from identified sources to finance these current period activities. The budgetary statement provided for the General Fund demonstrates how well the Town complied with the budget ordinance and whether or not the Town succeeded in providing the services as planned when the budget was adopted. The budgetary comparison statement uses the budgetary basis of accounting and is presented using the same format, language, and classifications as the legal budget document. The statement shows four columns: 1) the original budget as adopted by the Town Council; 2) the final budget as amended by the Town Council; 3) the actual resources, charges to appropriations, and ending balances in the General Fund; and 4) the difference or variance between the final budget and the actual resources and charges.

Notes to the Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements begin on page 19 of this report.

Other Information – In addition to the basic financial statements and accompanying notes, this report includes certain required supplementary information concerning the Town of Weddington’s progress in funding its obligation to provide pension benefits to its employees. Required supplementary information can be found beginning on page 37 of this report.

Interdependence with Other Entities – The Town depends on financial resources flowing from, or associated with, the State of North Carolina. Because of this dependency, the Town is subject to changes in specific flows of intergovernmental revenues based on modifications to State laws and State appropriations. It is also subject to changes in investment earnings and asset values associated with U.S. Treasury Securities because of actions by foreign governments and other holders of publicly held U.S. Treasury Securities.

Government-Wide Financial Analysis

Town of Weddington’s Net Position

Figure 2

	Governmental Activities		Total	
	2017	2016	2017	2016
Current and other assets	\$ 2,636,348	\$ 2,739,517	\$ 2,636,348	\$ 2,739,517
Capital assets	2,005,980	1,457,774	2,005,980	1,457,774
Deferred outflows of resources	56,631	18,164	56,631	18,164
Total assets	4,698,959	4,215,455	4,698,959	4,215,455
Long-term liabilities				
outstanding	64,730	17,860	64,730	17,860
Other liabilities	170,486	124,795	170,486	124,795
Deferred inflows of resources	5,673	48,174	5,673	48,174
Total liabilities and deferred inflows of resources	240,889	190,829	240,889	190,829
Net position:				
Net investment in capital assets	2,005,980	1,457,774	2,005,980	1,457,774
Restricted	73,730	75,465	73,730	75,465
Unrestricted	2,378,360	2,491,387	2,378,360	2,491,387
Total net position	\$ 4,458,070	\$ 4,024,626	\$ 4,458,070	\$ 4,024,626

As noted earlier, net position may serve over time as one useful indicator of a government’s financial condition. The assets and deferred outflows of the Town of Weddington exceeded liabilities and deferred inflows of resources by \$4,458,070 as of June 30, 2017. The Town’s net position increased \$433,444 for the fiscal year ended June 30, 2017. A portion (45%) reflects the Town’s investment in capital assets (e.g. land, buildings, infrastructure, furniture, computers and equipment). The Town of Weddington uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. An additional portion of the Town of Weddington’s net position, \$73,730, represents resources that are subject to external restrictions on how they may be used. The remaining balance of \$2,378,360 is unrestricted.

Several particular aspects of the Town's financial operations influenced the total unrestricted governmental net assets:

- Continued diligence in the collection of property taxes as evidenced by maintaining a tax collection percentage that is higher than the statewide average. The Town's collection percentage is 99.13% in 2017. The statewide average in fiscal year 2016 was 98.82%.
- Purchase of the Matthews property adjacent to Town Hall. This purchase provides the Town with approximately five contiguous acres in the center of the downtown district and opens up growth opportunities for the community.
- Increase in local option sales taxes resulting from economic growth in the region.

Town of Weddington's Changes in Net Position

Figure 3

	Governmental Activities		Total	
	2017	2016	2017	2016
Revenues:				
Program revenues:				
Charges for services	\$ 86,993	\$ 131,070	\$ 86,993	\$ 131,070
General revenues:				
Property taxes	1,149,103	1,044,234	1,149,103	1,044,234
Other taxes	833,615	878,815	833,615	878,815
Other	45,837	10,146	45,837	10,146
Total revenues	2,115,548	2,064,265	2,115,548	2,064,265
Expenses:				
General government	554,428	714,122	554,428	714,122
Public safety	968,776	970,297	968,776	970,297
Economic and physical development	158,900	147,652	158,900	147,652
Total expenses	1,682,104	1,832,071	1,682,104	1,832,071
Increase(decrease) in net position	433,444	232,194	433,444	232,194
Net position, July 1 (consolidated)	4,024,626	3,792,432	4,024,626	3,792,432
Net position, June 30	\$ 4,458,070	\$ 4,024,626	\$ 4,458,070	\$ 4,024,626

Governmental Activities. Governmental activities increased the Town's net assets by \$433,444. Key elements of this income are as follows:

- Increase in property tax revenues as a result of growth within the town limits.
- Increase in local option sales tax revenue as a result of increased taxable sales within the region.
- Decrease in attorney fees associated with the defense of litigation against the Town by a former fire service provider.
- One time charitable donation to the Town of \$35,000.

Financial Analysis of the Town's Funds

As noted earlier, the Town of Weddington uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of the Town of Weddington's governmental funds is to provide information on near-term inflows, outflows, and balances of usable resources. Such information is useful in assessing the Town of Weddington's financing requirements.

The general fund is the chief operating fund of the Town of Weddington. At the end of the current fiscal year, Town of Weddington's fund balance available in the General Fund was \$2,053,517, while total fund balance was \$2,449,153. The Governing Body of the Town of Weddington has determined that the Town should maintain an available fund balance of 50% of general fund expenditures in case of unforeseen needs or opportunities, in addition to meeting the cash flow needs of the Town. The Town currently has an available fund balance of 91.96% of general fund expenditures, while total fund balance represents 109.68% of the same amount.

At June 30, 2017, the governmental funds of Town of Weddington reported a combined fund balance of \$2,449,153 with a net decrease in fund balance of \$121,403. As the General Fund is the Town's only governmental fund, all of this decrease is attributable to it. The decrease in fund balance is primarily attributable to the high tax collection percentage and to permits and fees and local option sales tax revenues resulting from continued economic growth in the area offset by the capital outlay of cash for the purchase of the Matthews property.

General Fund Budgetary Highlights: During the fiscal year, the Town revised the budget on several occasions. Generally, budget amendments fall into one of three categories: 1) amendments made to adjust the estimates that are used to prepare the original budget ordinance once exact information is available; 2) amendments made to recognize new funding amounts from external sources, such as federal and State grants; and 3) increases in appropriations that become necessary to maintain services.

The General Fund budget for expenditures increased, primarily, due to the above mentioned purchase of the Matthews property.

Capital Asset and Debt Administration

Capital Assets. The Town of Weddington's investment in capital assets for its governmental activities as of June 30, 2017, totals \$2,005,980 (net of accumulated depreciation). These assets include buildings, land, infrastructure, furniture and equipment and computers and software.

During the current fiscal year ended June 30, 2017, the Town purchased land and a building adjacent to the Town Hall to provide growth opportunities for the community. This purchase resulted in a net increase in capital assets of \$592,520.

**Town of Weddington's Capital Assets
(Net of Depreciation)**

Figure 4

	Governmental Activities		Total	
	2017	2016	2017	2016
Land	\$ 998,510	\$ 482,460	\$ 998,510	\$ 482,460
Buildings and systems	979,398	943,189	979,398	943,189
Machinery and equipment	(318)	1,275	(318)	1,275
Infrastructure	21,358	22,253	21,358	22,253
Computer software	1,116	2,681	1,116	2,681
Computer equipment	5,916	5,916	5,916	5,916
Total	\$ 2,005,980	\$ 1,457,774	\$ 2,005,980	\$ 1,457,774

Additional information on the Town's capital assets can be found in Note III.A.3 of the Basic Financial Statements.

Economic Factors and Next Year's Budgets and Rates

- The Town of Weddington is located in Union County, one of the state's fastest growing counties. The North Carolina State Demographics Unit expects the County's population to grow by another 20.92% or 46,000 residents between 2015 and 2025, reaching 267,000 residents by year 2025. (*Data source: Union County CAFR for the fiscal year ending June 30, 2016*).
- The County's unemployment rate of 3.8% as of June 2017 is slightly lower than the state unemployment rate of 4.2% for the same period. (*Data source: North Carolina Department of Commerce website*).
- The Town's housing data is continuing to show signs of economic improvement. The Town issued 290 new structure permits in fiscal year 2017, up from 267 issued in fiscal year 2016.

Budget Highlights for the Fiscal Year Ending June 30, 2018

Governmental Activities: The Town's budgeted revenues for the next fiscal year are approximately \$85,400 less than current year actual revenues. This decrease is partly due to the Town's policy to conservatively budget permit and fee revenue. The Town conservatively budgets fees only for subdivisions that are in the Town's pipeline at the time of the preparation of the budget, therefore, budgeted permit and fee revenue is less than actual revenue received in fiscal year 2017. In addition, actual revenues for the current fiscal year include a one-time charitable contribution of \$35,000 received by the Town. Budgeted expenditures for the next fiscal year are approximately \$207,000 less than current year actual expenditures, but are approximately \$350,000 higher than current year actual expenditures adjusted to exclude the purchase of the Matthews property. This increase is primarily attributable to the Town budgeting \$160,000 for infrastructure improvements as well as \$45,000 for increases in the Town's contracts for public safety.

Requests for Information

This report is designed to provide an overview of the **Town of Weddington's** finances for those with an interest in this area. Questions concerning any of the information found in this report or requests for additional information should be directed to the Town's finance officer, Leslie Gaylord, at Town of Weddington, 1924 Weddington Road, Weddington, NC 28104. One can also call (704) 846-2709, visit our website at www.townofweddington.com or send an e-mail to lgaylord@townofweddington.com for more information.

BASIC FINANCIAL STATEMENTS

TOWN OF WEDDINGTON, NORTH CAROLINA

Exhibit 1

***Statement of Net Position
June 30, 2017***

	Primary Government	
	Governmental Activities	Total
ASSETS		
Current assets:		
Cash and cash equivalents	\$ 2,401,378	\$ 2,401,378
Taxes receivable	19,771	19,771
Due from other governments	67,790	67,790
Prepaid items	72,407	72,407
Restricted cash and cash equivalents	75,002	75,002
Total current assets	<u>2,636,348</u>	<u>2,636,348</u>
Capital assets (Note 1):		
Land, non-depreciable improvements,	998,510	998,510
Other capital assets, net of depreciation	<u>1,007,470</u>	<u>1,007,470</u>
Total capital assets	<u>2,005,980</u>	<u>2,005,980</u>
Total assets	<u>4,642,328</u>	<u>4,642,328</u>
DEFERRED OUTFLOWS OF RESOURCES		
Deferrals related to pensions	41,437	41,437
Contributions to pension plan in current fiscal year	15,194	15,194
Total deferred outflows of resources	<u>56,631</u>	<u>56,631</u>
LIABILITIES		
Current liabilities:		
Accounts payable and accrued liabilities	95,484	95,484
Construction deposits	75,002	75,002
Total current liabilities	<u>170,486</u>	<u>170,486</u>
Long-term liabilities:		
Net pension liability	64,730	64,730
Total liabilities	<u>235,216</u>	<u>235,216</u>
DEFERRED INFLOWS OF RESOURCES		
Deferrals related to pensions	5,673	5,673
Total deferred inflows of resources	<u>5,673</u>	<u>5,673</u>
NET POSITION		
Net investment in capital assets	2,005,980	2,005,980
Restricted for:		
Stabilization by state statute	73,730	73,730
Unrestricted	<u>2,378,360</u>	<u>2,378,360</u>
Total net position	<u>\$ 4,458,070</u>	<u>\$ 4,458,070</u>

TOWN OF WEDDINGTON, NORTH CAROLINA

***Statement of Activities
For the Fiscal Year Ended June 30, 2017***

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Charges for Services</u>
Primary government:		
Governmental Activities:		
General government	\$ 554,428	\$ -
Public safety	968,776	-
Economic and physical development	158,900	86,993
Total primary government	<u>\$ 1,682,104</u>	<u>\$ 86,993</u>

The notes to the financial statements are an integral part of this statement.

Exhibit 2

Program Revenues		Changes in Net Position Primary Government	
Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Total
\$ -	\$ -	\$ (554,428)	\$ (554,428)
-	-	(968,776)	(968,776)
-	-	(71,907)	(71,907)
\$ -	\$ -	\$ (1,595,111)	\$ (1,595,111)
General revenues:			
Taxes			
Property taxes levied for general purposes		1,149,103	1,149,103
Other taxes and licenses		833,615	833,615
Unrestricted investment earnings		9,378	9,378
Miscellaneous		36,459	36,459
Total general revenues		2,028,555	2,028,555
Change in net position		433,444	433,444
Net position, beginning, previously reported		4,024,626	4,024,626
Net position, ending		\$ 4,458,070	\$ 4,458,070

TOWN OF WEDDINGTON, NORTH CAROLINA

Exhibit 3

Balance Sheet
Governmental Funds
June 30, 2017

	Major Fund General	Total Governmental Funds
ASSETS		
Cash and cash equivalents	\$ 2,401,377	\$ 2,401,377
Restricted cash	75,002	75,002
Taxes receivable	19,771	19,771
Due from other governments	67,790	67,790
Prepaid expenses	72,407	72,407
	<hr/>	<hr/>
Total assets	2,636,347	2,636,347
	<hr/>	<hr/>
LIABILITIES		
Accounts payable and accrued liabilities	92,421	92,421
Construction deposits	75,002	75,002
Total liabilities	167,423	167,423
	<hr/>	<hr/>
DEFERRED INFLOWS OF RESOURCES		
Property taxes receivable	19,771	19,771
Total deferred inflows of resources	19,771	19,771
	<hr/>	<hr/>
FUND BALANCES		
Restricted		
Stabilization by state statute	73,729	73,729
Unspendable		
Prepaid expenses	72,407	72,407
Assigned		
Capital projects	249,500	249,500
Subsequent year's expenditures	-	-
Unassigned	2,053,517	2,053,517
	<hr/>	<hr/>
Total fund balances	2,449,153	2,449,153
	<hr/>	<hr/>
Total liabilities, deferred inflows of resources and fund balances	\$ 2,636,347	\$ 2,636,347
	<hr/>	<hr/>

The notes to the financial statements are an integral part of this statement.

TOWN OF WEDDINGTON, NORTH CAROLINA

Exhibit 3
Continued

*Reconciliation of Balance Sheet of
Governmental Funds to the Statement of Net Position
June 30, 2017*

Amounts reported for governmental activities in the
Statements of Net Position (Exhibit 1) are different because:

Total fund balances - governmental funds	\$	2,449,153
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds statement.		
Gross capital assets at historical cost	\$	2,512,011
Accumulated depreciation		<u>(506,031)</u>
		2,005,980
Contributions to the pension plan in the current fiscal year are deferred outflows of resources on the Statement of Net Position.		15,194
Some liabilities, including compensated absences, are not due and payable in the current period and, therefore, are not reported in the funds.		(67,792)
Liabilities for earned revenues considered deferred inflows of resources in fund statements.		19,771
Pension related deferrals		35,764
Net position of governmental activities	\$	<u>4,458,070</u>

The notes to the financial statements are an integral part of this statement.

TOWN OF WEDDINGTON, NORTH CAROLINA

Exhibit 4

*Statement of Revenues, Expenditures and
Changes in Fund Balance – Governmental Funds
June 30, 2017*

	Major Fund General Fund	Total Governmental Funds
REVENUES		
Ad valorem taxes	\$ 1,147,866	\$ 1,147,866
Unrestricted intergovernmental	833,615	833,615
Permits and fees	86,993	86,993
Investment earnings	6,760	6,760
Miscellaneous	36,459	36,459
Total revenues	2,111,693	2,111,693
EXPENDITURES		
Current:		
General government	1,118,080	1,118,080
Public safety	968,776	968,776
Economic and physical development	146,240	146,240
Total expenditures	2,233,096	2,233,096
Excess (deficiency) of revenues over expenditures	(121,403)	(121,403)
Net change in fund balance	(121,403)	(121,403)
Fund balance, beginning	2,570,556	2,570,556
Fund balance, end of year	\$ 2,449,153	\$ 2,449,153

The notes to the financial statements are an integral part of this statement.

***Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance
to the Statement of Activities of Governmental Funds
For the Fiscal Year Ended June 30, 2017***

Amounts reported for governmental activities in the statement of activities are different because:

Net changes in fund balances - total governmental funds	\$ (121,403)
---	--------------

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.

Capital outlay expenditures which were capitalized	\$ 593,250	
Construction in progress- current year	-	
Disposal of assets	-	
Gain on disposal	-	
Depreciation expense for governmental assets	<u>(45,044)</u>	548,206
Contributions to the pension plan in the current fiscal year are not included on the Statement of Activities		15,194

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.

Amount of donated assets	-	
Change in unavailable revenue for tax revenues		3,856

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in government funds.

Compensated absences	3,730	
Pension expense	<u>(16,139)</u>	
Total changes in net position of governmental activities		<u><u>\$ 433,444</u></u>

The notes to the financial statements are an integral part of this statement.

General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2017

	General Fund			Variance with Final Budget- Positive (Negative)
	Original Budget	Final Budget	Actual Amounts	
Revenues:				
Ad valorem taxes	\$ 1,072,250	\$ 1,101,250	\$ 1,147,866	\$ 46,616
Unrestricted intergovernmental	831,250	806,250	833,615	27,365
Permits and fees	83,150	78,150	86,993	8,843
Investment earnings	5,000	6,000	6,760	760
Miscellaneous	1,000	36,000	36,459	459
Total revenues	1,992,650	2,027,650	2,111,693	84,043
Expenditures:				
Current:				
General government	713,920	1,315,170	1,118,080	197,090
Public safety	986,330	986,330	968,776	17,554
Economic and physical development	292,400	274,400	146,240	128,160
Total expenditures	1,992,650	2,575,900	2,233,096	342,804
Revenues over (under) expenditures	-	(548,250)	(121,403)	426,847
Fund balance appropriated	-	548,250	-	(548,250)
Net change in fund balance	\$ -	\$ -	(121,403)	\$ (121,403)
Fund balance, beginning			2,570,556	
Fund balance, end of year			\$ 2,449,153	

The notes to the financial statements are an integral part of this statement.

TOWN OF WEDDINGTON, NORTH CAROLINA

Notes to the Financial Statements For the Fiscal Year Ended June 30, 2017

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the Town of Weddington conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant accounting policies:

A. Reporting Entity

The Town of Weddington, North Carolina, in Union County, is a municipal corporation that is governed by an elected mayor and a four-member council. As required by generally accepted accounting principles, these financial statements present the Town, which has no component units.

B. Basis of Presentation

Government-wide Statements: The statement of net position and the statement of activities display information about the primary government. These statements include the financial activities of the overall government. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the Town's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Indirect expense allocations that have been made in the funds have been reversed for the statement of activities. Program revenues include (a) fees and charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

Fund Financial Statements: The fund financial statements provide information about the Town's funds. Separate statements for each fund category – *governmental* – are presented. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column. All remaining governmental funds are aggregated and reported as non-major funds.

The Town reports the following major governmental funds:

General Fund. The General Fund is the general operating fund of the Town. The General Fund accounts for all financial resources except those that are required to be accounted for in another fund. The primary revenue sources are ad valorem taxes and various other taxes and licenses. The primary expenditures are for the general government and public safety.

TOWN OF WEDDINGTON, NORTH CAROLINA

Notes to the Financial Statements For the Fiscal Year Ended June 30, 2017

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

C. Measurement Focus and Basis of Accounting

In accordance with North Carolina General Statutes, all funds of the City are maintained during the year using the modified accrual basis of accounting.

Government-wide Financial Statements. The government-wide financial statements are reported using the economic resources measurement focus. The government-wide financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the Town gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Governmental Fund Financial Statements. Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under capital leases are reported as other financing sources.

The Town considers all revenues available if they are collected within 90 days after year-end, except for property taxes. Ad valorem taxes receivable are not accrued as revenue because the amount is not susceptible to accrual. At June 30, taxes receivable are materially past due and are not considered to be an available resource to finance the operations of the current year. Also, as of September 1, 2013, State law altered the procedures for the assessment and collection of property taxes on registered motor vehicles in North Carolina. Effective with this change in the law, the State of North Carolina is responsible for billing and collecting property taxes on registered motor vehicles on behalf of all municipalities and special tax districts. Property taxes are due when vehicles are registered. The billed taxes are applicable to the fiscal year in which they are received. Uncollected taxes that were billed in periods prior to September 1, 2013 and for limited registration plates are shown as a receivable in these financial statements and are offset by deferred inflows of resources.

TOWN OF WEDDINGTON, NORTH CAROLINA

Notes to the Financial Statements For the Fiscal Year Ended June 30, 2017

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Sales taxes and certain intergovernmental revenues, such as the utilities franchise tax, collected and held by the State at year-end on behalf of the Town are recognized as revenue. Sales taxes are considered a shared revenue for the Town of Weddington because the tax is levied by Union County and then remitted to and distributed by the State. Most intergovernmental revenues and sales and services are not susceptible to accrual because generally they are not measurable until received in cash. Grant revenues, which are unearned at year-end, are recorded as unearned revenues.

D. Budgetary Data

The Town's budgets are adopted as required by the North Carolina General Statutes. An annual budget is adopted for the General Fund. All annual appropriations lapse at the fiscal-year end. All budgets are prepared using the modified accrual basis of accounting. Expenditures may not legally exceed appropriations at the functional level for all annually budgeted funds and at the object level for the multi-year funds. Amendments are required for any revisions that alter total expenditures of any fund or that change functional appropriations. All amendments must be approved by the governing board. During the year, amendments to the original budget were necessary and approved by the governing board. The budget ordinance must be adopted by July 1 of the fiscal year or the governing board must adopt an interim budget that covers that time until the annual ordinance can be adopted.

E. Assets, Liabilities, Deferred inflows of Resources, and Fund Equity

1. Deposits and Investments

All deposits of the Town are made in board-designated official depositories and are secured as required by State Law (G.S. 159-31). The Town may designate, as an official depository, any bank or savings association whose principal office is located in North Carolina. Also, the Town may establish time deposit accounts such as NOW and SuperNOW accounts, money market accounts, and certificates of deposit.

State law [G.S. 159-30(c)] authorizes the Town to invest in obligations of the United States or obligations fully guaranteed both as to principal and interest by the United States; obligations of the State of North Carolina; bonds and notes of any North Carolina local government or public authority; obligations of certain non-guaranteed federal agencies; certain high quality issues of commercial paper and bankers' acceptances and the North Carolina Capital Management Trust (NCCMT).

The Town's investments, with a maturity of more than one year at acquisition and non-money market investments are reported at fair value as determined by quoted market prices. The NCCMT Government Portfolio, a SEC-registered (2a-7) external investment pool, is measured at amortized cost, which is the NCCMT's share price.

TOWN OF WEDDINGTON, NORTH CAROLINA

Notes to the Financial Statements For the Fiscal Year Ended June 30, 2017

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

2. Cash and Cash Equivalents

The Town pools money from several funds to facilitate disbursement and investment and to maximize investment income. Therefore, all cash and investments are essentially demand deposits and are considered cash and cash equivalents.

3. Restricted Assets

Construction deposits received by the Town are restricted to the projects for which the funds were received. These construction deposits are funds given to the Town by a developer in lieu of letters of credit and are performance and/or maintenance bonds held by the Town to ensure funds for remedy should the developer fail to complete the related subdivision to required standards. The amounts are determined by our contracted engineer at US Infrastructure and/or by Union County Public Works and are released back to the developer upon satisfactory completion and sign off by US Infrastructure or Union County Public Works. In the event the development is not completed the Town will use these funds to pay a third party to perform the necessary work.

Town of Weddington Restricted Cash
Governmental Activities
General Fund

Construction Deposits	<u>\$ 75,002</u>
Total Restricted Cash	<u><u>\$ 75,002</u></u>

4. Ad Valorem Taxes Receivable

In accordance with State law [G.S. 105-347 and G.S. 159-13(a)], the Town levies ad valorem taxes on property other than motor vehicles on July 1, the beginning of the fiscal year. The taxes are due on September 1 (lien date); however, interest does not accrue until the following January 6th. These taxes are based on the assessed values as of January 1, 2016.

5. Allowances for Doubtful Accounts

All receivables that historically experience uncollectible accounts are shown net of an allowance for doubtful accounts. This amount is estimated by analyzing the percentage of receivables that were written off in prior years. No allowance for doubtful accounts was required as of June 30, 2017.

6. Prepaid Items

Certain payments to vendors reflect cost applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements and expensed as items are used.

TOWN OF WEDDINGTON, NORTH CAROLINA

Notes to the Financial Statements For the Fiscal Year Ended June 30, 2017

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

7. Capital Assets

Capital assets are defined by the government as assets with an initial, individual cost of more than a certain cost and an estimated useful life in excess of two years. Purchased or constructed capital assets are reported at cost or estimated historical cost. Donated capital assets are recorded at their estimated fair value at the date of donation. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Asset Class	Estimated Useful Lives
Infrastructure	20
Buildings	40
Furniture and equipment	10
Computer equipment	5
Computer software	5

8. Deferred outflows/inflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *Deferred Outflows of Resources*, represents consumption of net position that applies to a future period and so will not be recognized as an expense or expenditure until then. The Town has one item that meets this criterion, contributions made to the pension plan in the 2017 fiscal year. In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *Deferred Inflows of Resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as revenue until then. The Town of Weddington has two items that meet the criterion for this category – property taxes receivable and deferrals of pension expense that result from the implementation of GASB Statement 68.

TOWN OF WEDDINGTON, NORTH CAROLINA

Notes to the Financial Statements For the Fiscal Year Ended June 30, 2017

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

9. Compensated Absences

The vacation policy of the Town provides for the accumulation of up to twenty days earned vacation leave without such leave being fully vested when earned. For the Town's government-wide financial statements, an expense and a liability for compensated absences and the salary-related payments are recorded as the leave is earned. The Town has assumed a first-in, first-out method of using accumulated compensated time. The portion of that time that is estimated to be used in the next fiscal year has been designated as a current liability in the government-wide financial statements.

The Town's sick leave policy provides for an unlimited accumulation of earned sick leave. Sick leave does not vest, but any unused sick leave accumulated at the time of retirement may be used in the determination of length of service for retirement benefit purposes. Since the Town has no obligation for the accumulated sick leave until it is actually taken, no accrual for sick leave has been made.

10. Net Position/Fund Balances

Net Position

Net position in government-wide financial statements are classified as net investment in capital assets; restricted, and unrestricted. Restricted net position represents constraints on resources that are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through state statute.

Fund Balances

In the governmental fund financial statements, fund balance is composed of five classifications designed to disclose the hierarchy of constraints placed on how fund balance can be spent.

The governmental fund types classify fund balances as follows:

Non-spendable Fund Balance – This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Prepaid Expenditures – portion of fund balance that is not an available resource because it represents prepaid expenditures that are not in spendable form.

TOWN OF WEDDINGTON, NORTH CAROLINA

Notes to the Financial Statements For the Fiscal Year Ended June 30, 2017

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Restricted Fund Balance – This classification includes amounts that are restricted to specific purposes externally imposed by creditors or imposed by law.

Restricted for Stabilization by state statute - portion of fund balance that is restricted by State Statute [G.S. 159-8(a)].

Committed Fund Balance – This classification includes amounts that can be used for specific purposes imposed by majority vote by the quorum of Town of Weddington's governing body (highest-making authority). The Town Council can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Assigned fund balance – portion of fund balance that Town of Weddington intends to use for specific purposes.

Assigned for Capital Projects – portion of the fund balance that the council has appropriated for future expenditures related to the Town Hall, infrastructure and fire service.

Subsequent Year's Expenditures – portion of the fund balance that is appropriated in the next year's budget that is not already classified in restricted or committed. The governing body approves the appropriation; however the budget ordinance authorizes the finance officer to make expenditures from appropriations as necessary.

Unassigned fund balance – the portion of fund balance that has not been restricted, committed, or assigned to specific purposes or other funds.

The Finance Officer uses resources in the following hierarchy: bond proceeds, federal funds, State funds, local non-town funds, town funds. For purposes of fund balance classification, expenditures are to be spent from restricted fund balance first, followed in order by committed fund balance, assigned fund balance and lastly, unassigned fund balance.

The Town has also adopted a minimum fund balance policy for the General Fund, which instructs management to conduct the business of the Town in such a manner that available fund balance is at least equal to or greater than 50% of budgeted expenditures. In addition, fund balance appropriations in any given year (other than appropriations for a capital project encompassed as part of fund balance assigned for capital projects) shall be limited so as not to exceed 15% of General Fund budget, if available fund balance is greater than or equal to 75%, or not to exceed 10% of General Fund budget if available fund balance is less than 75%, but greater than or equal to 50%.

TOWN OF WEDDINGTON, NORTH CAROLINA

Notes to the Financial Statements For the Fiscal Year Ended June 30, 2017

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

11. Pensions

For purposes of measuring the net pension asset, deferred outflows of resources and deferred inflows of resources related to pensions and pension expense, information about the fiduciary net position of the Local Governmental Employees' Retirement System (LGERS) and additions to/deductions from LGERS' fiduciary net position have been determined on the same basis as they are reported by LGERS. For this purpose, plan member contributions are recognized in the period in which the contributions are due. The Town of Weddington's employer contributions are recognized when due and the Town of Weddington has a legal requirement to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of LGERS. Investments are reported at fair value.

For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

12. Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that effect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

13. Total Governmental Fund Columns

In the accompanying financial statements, the "Total Governmental Funds" columns are not the equivalent of consolidated totals and do not represent consolidated financial information. These columns are presented only to facilitate financial analysis. The columns do not present information that reflects financial position, results of operations, or cash flows in accordance with accounting principles generally accepted in the United States of America. Inter-fund eliminations have not been made in the aggregation of this data. However, the reconciliations to net position are reflective of inter-fund eliminations and reflect financial position.

II. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

a. Significant violations of Finance-Related Legal and Contractual Provisions

1. Noncompliance with North Carolina General Statutes

None

2. Contractual Violations

None

-Continued-

TOWN OF WEDDINGTON, NORTH CAROLINA

Notes to the Financial Statements For the Fiscal Year Ended June 30, 2017

II. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

b. Deficit in Fund Balance or Net Position of Individual Funds

None

c. Excess of Expenditures over Appropriations

None

III. DETAIL NOTES ON ALL FUNDS

A. Assets

1. Deposits

All the deposits of the Town of Weddington are either insured or collateralized by using one of two methods. Under the Dedicated Method, all deposits that exceed the federal depository insurance coverage level are collateralized with securities held by the Town's agents in these unit's names. Under the Pooling Method, which is a collateral pool, all uninsured deposits are collateralized with securities held by the State Treasurer's agent in the name of the State Treasurer. Since the State Treasurer is acting in a fiduciary capacity for the Town, these deposits are considered to be held by the Town's agents in their names. The amount of the pledged collateral is based on an approved averaging method for non-interest bearing deposits and the actual current balance for interest-bearing deposits. Depositories using the Pooling Method report to the State Treasurer the adequacy of their pooled collateral covering uninsured deposits. The State Treasurer does not confirm this information with the Town or the escrow agent. Because of the inability to measure the exact amounts of collateral pledged for the Town under the Pooling Method, the potential exists for under-collateralization and this risk may increase in periods of high cash flows. However, the State Treasurer of North Carolina enforces strict standards of financial stability for each depository that collateralizes public deposits under the Pooling Method. The Town has no formal policy regarding custodial credit risk for deposits, but relies on the State Treasurer to enforce standards of minimum capitalization for all pooling method financial institutions and to monitor them for compliance. The Town complies with the provisions of G.S. 159-31 when designating official depositories and verifying that deposits are properly secured.

At June 30, 2017, the Town's deposits had a carrying amount of \$1,942,757 and a bank balance of \$1,961,649. Of the bank balances, \$500,000 was covered by federal depository insurance and the remainder was covered by collateral held under the pooling method.

2. Investments

At June 30, 2017, the Town of Weddington had \$533,623 invested with the North Carolina Capital Management Trust's Government Portfolio, which carried a credit rating of AAAM by Standard and Poor's. The Town has no policy regarding credit risk.

TOWN OF WEDDINGTON, NORTH CAROLINA

Notes to the Financial Statements For the Fiscal Year Ended June 30, 2017

III. DETAIL NOTES ON ALL FUNDS

3. Capital Assets

Primary Government

Capital asset activity for the Primary Government for the year ended June 30, 2017, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Capital assets not being depreciated:				
Land	\$ 482,460	\$ 516,050	\$ -	\$ 998,510
Capital assets being depreciated:				
Buildings	1,280,849	77,200	-	1,358,049
Infrastructure	26,851	-	-	26,851
Equipment	39,662	-	-	39,662
Computers	31,880	-	-	31,880
Computer software	46,164	-	-	46,164
Furniture	13,825	-	2,930	10,895
Total capital assets being depreciated	1,439,231	77,200	2,930	1,513,501
Less accumulated depreciation for:				
Buildings	337,660	40,991	-	378,651
Infrastructure	4,598	895	-	5,493
Equipment	38,387	1,593	-	39,980
Computers	25,964	-	-	25,964
Computer software	43,483	1,565	-	45,048
Furniture	13,825	-	2,930	10,895
Total accumulated depreciation	463,917	45,044	2,930	506,031
Total capital assets being depreciated, net	975,314			1,007,470
Governmental activity capital assets, net	<u>\$ 1,457,774</u>			<u>\$ 2,005,980</u>

Depreciation expense was charged to functions/programs of the primary government as follows:

General government	\$ 28,982
Public safety	16,062
Total depreciation expense	<u>\$ 45,044</u>

-Continued-

TOWN OF WEDDINGTON, NORTH CAROLINA

Notes to the Financial Statements For the Fiscal Year Ended June 30, 2017

III. DETAIL NOTES ON ALL FUNDS

B. Liabilities

1. Pension Plan and Post-employment Obligations

a. Local Governmental Employees' Retirement System

Plan Description. The Town of Weddington is a participating employer in the statewide Local Governmental Employees' Retirement System (LGERS), a cost-sharing multiple-employer defined benefit pension plan administered by the State of North Carolina. LGERS membership is comprised of general employees and local law enforcement officers (LEOs) of participating local governmental entities. Article 3 of G.S. Chapter 128 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. Management of the plan is vested in the LGERS Board of Trustees, which consists of 13 members – nine appointed by the Governor, one appointed by the State Senate, one appointed by the State House of Representatives, and the State Treasurer and State Superintendent, who serve as ex-officio members. The Local Government Employees' Retirement System is included in the Comprehensive Annual Financial Report (CAFR) for the State of North Carolina. The State's CAFR includes financial statements and required supplementary information for LGERS. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410 or by calling (919) 981-5454, or at www.osc.nc.gov.

Benefits Provided. LGERS provides retirement and survivor benefits. Retirement benefits are determined as 1.85% of the member's average final compensation times the member's years of creditable service. A member's average final compensation is calculated as the average of a member's four highest consecutive years of compensation. Plan members are eligible to retire with full retirement benefits at age 65 with five years of creditable service, at age 60 with 25 years of creditable service, or at any age with 30 years of creditable service. Plan members are eligible to retire with partial retirement benefits at age 50 with 20 years of creditable service or at age 60 with five years of creditable service (age 55 for firefighters). Survivor benefits are available to eligible beneficiaries of members who die while in active service or within 180 days of their last day of service and who have either completed 20 years of creditable service regardless of age (15 years of creditable service for firefighters and rescue squad members who are killed in the line of duty) or have completed five years of service and have reached age 60. Eligible beneficiaries may elect to receive a monthly Survivor's Alternate Benefit for life or a return of the member's contributions. The plan does not provide for automatic post-retirement benefit increases. Increases are contingent upon actuarial gains of the plan.

Contributions. Contribution provisions are established by General Statute 128-30 and may be amended only by the North Carolina General Assembly. Town of Weddington employees are required to contribute 6% of their compensation. Employer contributions are actuarially determined and set annually by the LGERS Board of Trustees. The Town of Weddington's contractually required contribution rate for the year ended June 30, 2017, was 10.34% for general employees, actuarially determined as an amount that, when combined with employee contributions, is expected to finance the costs of benefits earned by employees during the year. Contributions to the pension plan from the Town of Weddington were \$15,194 for the year ended June 30, 2017.

TOWN OF WEDDINGTON, NORTH CAROLINA

Notes to the Financial Statements For the Fiscal Year Ended June 30, 2017

III. DETAIL NOTES ON ALL FUNDS

Refunds of Contributions – Town employees who have terminated service as a contributing member of LGERS may file an application for a refund of their contributions. By state law, refunds to members with at least five years of service include 4% interest. State law requires a 60 day waiting period after service termination before the refund may be paid. The acceptance of a refund payment cancels the individual's right to employer contributions or any other benefit provided by LGERS.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2017, the Town reported a liability of \$64,730 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2016. The total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of December 31, 2015. The total pension liability was then rolled forward to the measurement date of June 30, 2016, utilizing update procedures incorporating the actuarial assumptions. The Town's proportion of the net pension liability was based on a projection of the Town's long-term share of future payroll covered by the pension plan, relative to the projected future payroll covered by the pension plan of all participating LGERS employers, actuarially determined. At June 30, 2016, the Town's proportion was 0.00305%, which was a decrease of .00093% from its proportion measured at June 30, 2015.

For the year ended June 30, 2017, the Town recognized pension expense of \$16,139. At June 30, 2017, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 1,216	\$ 2,268
Changes of assumptions	4,434	-
Net difference between projected and actual earnings on pension plan investments	35,787	-
Changes in proportion and differences between Town of Weddington contributions and proportionate share of contributions	-	3,405
Town of Weddington contributions subsequent to the measurement date	15,194	-
Total	<u>\$ 56,631</u>	<u>\$ 5,673</u>

TOWN OF WEDDINGTON, NORTH CAROLINA

Notes to the Financial Statements For the Fiscal Year Ended June 30, 2017

III. DETAIL NOTES ON ALL FUNDS

\$15,194 reported as deferred outflows of resources related to pensions resulting from Town of Weddington contributions subsequent to the measurement date will be recognized as an increase of the net pension asset in the year ended June 30, 2017.

Year ended June 30:

2017	\$	4,635
2018		4,646
2019		16,356
2020		10,127
2021		-
Thereafter		-
	\$	<u>35,764</u>

Actuarial Assumptions. The total pension liability in the December 31, 2015 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.0 percent
Salary increases	3.50 to 7.75 percent, including inflation and productivity factor
Investment rate of return	7.25 percent, net of pension plan investment expense, including inflation

The plan currently uses mortality tables that vary by age, gender, employee group (i.e. general, law enforcement officer) and health status (i.e. disabled and healthy). The current mortality rates are based on published tables and based on studies that cover significant portions of the U.S. population. The healthy mortality rates also contain a provision to reflect future mortality improvements.

The actuarial assumptions used in the December 31, 2015 valuation were based on the results of an actuarial experience study for the period January 1, 2010 through December 31, 2014.

Future ad hoc COLA amounts are not considered to be substantively automatic and are, therefore, not included in the measurement.

The projected long-term investment returns and inflation assumptions are developed through review of current and historical capital markets data, sell-side investment research, consultant whitepapers, and historical performance of investment strategies. Fixed income return projections reflect current yields across the U.S. Treasury yield curve and market expectations of forward yields projected and interpolated for multiple tenors and over multiple year horizons. Global public equity return projections are established through analysis of the equity risk premium and the fixed income return projections. Other asset categories and strategies' return projections reflect the foregoing and historical data analysis. These projections are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

-Continued-

TOWN OF WEDDINGTON, NORTH CAROLINA

Notes to the Financial Statements For the Fiscal Year Ended June 30, 2017

III. DETAIL NOTES ON ALL FUNDS

The target allocation and best estimates of arithmetic real rates of return for each major asset class as of June 30, 2016 are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Fixed Income	29.0%	1.4%
Global Equity	42.0%	5.3%
Real Estate	8.0%	4.3%
Alternatives	8.0%	8.9%
Credit	7.0%	6.0%
Inflation Protection	6.0%	4.0%
Total	<u>100.0%</u>	

The information above is based on 30 year expectations developed with the consulting actuary for the 2016 asset liability and investment policy study for the North Carolina Retirement Systems, including LGERS. The long-term nominal rates of return underlying the real rates of return are arithmetic annualized figures. The real rates of return are calculated from nominal rates by multiplicatively subtracting a long-term inflation assumption of 3.00%. All rates of return and inflation are annualized.

Discount rate. The discount rate used to measure the total pension liability was 7.25%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of the current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Town of Weddington share of the net pension asset to changes in the discount rate. The following presents the Town of Weddington's proportionate share of the net pension asset calculated using the discount rate of 7.25 percent, as well as what the Town of Weddington's proportionate share of the net pension asset or net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.25 percent) or one percentage point higher (8.25 percent) than the current rate:

	<u>1% Decrease (6.25%)</u>	<u>Discount Rate (7.25%)</u>	<u>1% Increase (8.25%)</u>
City's proportionate share of the net pension liability (asset)	\$ 153,637	\$ 64,730	\$ (9,530)

-Continued-

TOWN OF WEDDINGTON, NORTH CAROLINA

Notes to the Financial Statements For the Fiscal Year Ended June 30, 2017

III. DETAIL NOTES ON ALL FUNDS

Pension Plan fiduciary net position. Detail information about the pension plan's fiduciary net position is available in the separately issued Comprehensive Annual Financial Report (CAFR) for the State of North Carolina.

b. Supplemental Retirement Income Plan

Plan Description. The Town employees contribute to the Supplemental Retirement Income Plan (Plan), a defined contribution pension plan administered by the Department of State Treasurer and a Board of Trustees. The Plan is established in conformity with section 401(k) of the Internal Revenue Code of 1986 as amended. The Supplemental Retirement Income Plan is included in the Comprehensive Annual Financial Report (CAFR) for the State of North Carolina. The State's CAFR includes the pension trust fund financial statements for the Internal Revenue Code Section 401(k) plan that includes the Supplemental Retirement Income Plan. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410, or by calling (919) 981-5454.

Funding Policy. The Town has elected to contribute to the Supplemental Retirement Insurance Plan. Contributions for the year ended June 30, 2017 were \$16,107, which consisted of \$8,760 from the employees and \$7,347 from the Town.

2. Other Employment Benefits

The **Town of Weddington** has elected to provide death benefits to employees through the Death Benefit Plan for members of the Local Government Employee's Retirement System (Death Benefit Plan), a multiple-employer, State-administered, cost-sharing plan funded on a one-year term cost basis. The beneficiaries of those employees who die in active service after one year of contributing membership in the System, or who die within 180 days after retirement or termination of service and have at least one year of contributing membership service in the System at the time of death are eligible for death benefits. Lump sum death benefit payments to beneficiaries are equal to the employee's 12 highest months' salary in a row during the 24 months prior to the employee's death, but the benefit may not exceed \$50,000 or be less than \$25,000. All death benefit payments are made from the Death Benefit Plan. The City has no liability beyond the payment of monthly contributions. The contributions to the Death Benefit Plan cannot be separated between the post-employment benefit amount and the other benefit amount. The City considers these contributions to be immaterial.

3. Deferred Outflows and Inflows of Resources

Deferred outflows of resources at year-end is comprised of the following:

Source	Amount
Deferred outflows related to pensions	\$ 41,437
Contributions to pension plan in current fiscal year	15,194
	<u>\$ 56,631</u>

-Continued-

TOWN OF WEDDINGTON, NORTH CAROLINA

Notes to the Financial Statements For the Fiscal Year Ended June 30, 2017

III. DETAIL NOTES ON ALL FUNDS

Deferred inflows of resources at year-end is comprised of the following:

Source	Amount
Deferred inflows related to pensions	\$ 5,673

4. Risk Management

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Town carries commercial insurance based on management's evaluation of risk loss. The Town obtains general liability coverage of \$1,000,000 per occurrence, property coverage of \$2,857,338 and worker's compensation coverage of \$100,000. There have been no significant reductions in insurance coverage from the prior year and settled claims have not exceeded coverage in any of the past three fiscal years. The Town carries flood insurance for buildings and contents that are located in Flood Zone X. This zone is defined as areas outside the 1% annual chance floodplain. The deductible with respect to this coverage is \$2,500. In accordance with G.S. 159-29, the Town's employees are performance bonded through a commercial surety bond. The finance officer and tax collector are each individually bonded for \$50,000. The remaining employees that have access to funds are bonded under a blanket bond for \$50,000.

5. Long Term Obligations

A. Operating Leases

At June 30, 2016 the Town had a five-year lease for a copier. The lease was due to expire in September 2019 and required monthly payments of \$154. During the year ended June 30, 2017, the former lease contract was terminated and the town entered into a new lease with required monthly payments of \$307 and expiring in July 2022. Rent expense in the amount of \$2001 was incurred during the year ended June 30, 2017.

The following is the lease payment schedule:

Year Ending June 30,	
2018	3,684
2019	3,684
2020	3,684
2021	3,684
2022 and Thereafter	3,991
	<u>\$ 18,727</u>

TOWN OF WEDDINGTON, NORTH CAROLINA

Notes to the Financial Statements For the Fiscal Year Ended June 30, 2017

III. DETAIL NOTES ON ALL FUNDS

5. Long Term Obligations

B. Changes in Long-Term Liabilities

	Balance July 01, 2016	Increases	Decreases	Balance June 30, 2017	Current Portion of Balance
Governmental Activities:					
Compensated absences	\$ 6,795	\$ -	\$ 3,730	\$ 3,065	\$ 3,065
Net pension liability (LGERS)	17,860	46,870	-	64,730	-
	<u>\$ 24,655</u>	<u>\$ 46,870</u>	<u>\$ 3,730</u>	<u>\$ 67,795</u>	<u>\$ 3,065</u>

Compensated absences typically have been liquidated in the General Fund.

6. Fund Balance

The following schedule provides management and citizens with information on the portion of General fund balance that is available for appropriation:

<i>Total fund balance-General Fund</i>	<i>\$ 2,449,153</i>
Less:	
Prepaid Expenditures	72,407
Stabilization by state statute	73,730
Capital Projects	249,500
Appropriated Fund Balance in 2018 Budget	-
Working Capital/Fund Balance Policy	1,013,125
Available for appropriation	1,040,391

The Town has adopted a minimum fund balance policy for the General Fund, which instructs management to conduct the business of the Town in such a manner that available fund balance is at least equal to or greater than 50% of budgeted expenditures. In addition, fund balance appropriations in any given year (other than appropriations for a capital project encompassed in part of fund balance assigned for capital projects) shall be limited so as not to exceed 15% of general fund budget if available fund balance is greater than or equal to 75% or not to exceed 10% of general fund budget if available fund balance is less than 75% but greater than or equal to 50%.

TOWN OF WEDDINGTON, NORTH CAROLINA

Notes to the Financial Statements For the Fiscal Year Ended June 30, 2017

III. DETAIL NOTES ON ALL FUNDS

The outstanding encumbrances are amounts needed to pay any commitments related to purchase orders and contracts that remain unperformed at year-end.

Town of Weddington had outstanding encumbrances totaling \$5,940 at June 30, 2017.

IV. COMMITMENTS AND CONTINGENCIES

The Town has contracts with a local volunteer fire department for fire protection service. The contract is for one year, with optional one-year renewals.

In June 2015, the Town was named as a defendant to a lawsuit filed by a former volunteer fire department. The suit alleges wrongful termination of contract and seeks damages in the amount of at least \$750,000. The Town vigorously denies these allegations and has filed responsive pleadings. Although no assurances can be given and no determination can be made at this time as to the outcome of any particular lawsuit or proceeding, in the opinion of the Town's management and the Town attorney, the ultimate effect of these legal matters will not have a material adverse effect on the Town's financial position.

V. SUBSEQUENT EVENTS

Subsequent to year end, the former volunteer fire department case was heard in appellate court in August, but as of yet, there has been no ruling. The Town entered into a lease agreement with the option to purchase the building and land with a local volunteer fire department. The lease is for a one-year term and rent of \$1 per month. The lease has an automatic one-year renewal. In addition, the Town has offered the fire department an option to purchase the building and land for \$750,000.

VI. DATE OF MANAGEMENT'S REVIEW

Management has evaluated subsequent events through October 27, 2017, the date which the financial statements were available to be issued.

REQUIRED SUPPLEMENTAL FINANCIAL DATA

This section contains additional information required by generally accepted accounting principles.
--

- Town of Weddington's Proportionate Share of Net Pension Liability (Asset)
- Town of Weddington's Contributions

TOWN OF WEDDINGTON, NORTH CAROLINA

Town of Weddington's Proportionate Share of Net Pension Liability (Asset)
Required Supplementary Information
Last Four Fiscal Years*

Local Governmental Employees' Retirement System

	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Town of Weddington's proportion of the net pension liability (asset) (%)	0.00305%	0.00398%	0.0044%	0.0044%
Town of Weddington's proportion of the net pension liability (asset) (\$)	\$ 64,730	\$ 17,860	\$ (26,480)	\$ 53,037
Town of Weddington's covered-employee payroll	\$ 187,976	\$ 180,953	\$ 194,830	\$ 181,570
Town of Weddington's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	34.44%	9.87%	(13.59%)	29.21%
Plan fiduciary net position as a percentage of the total pension liability**	91.47%	98.09%	102.64%	94.35%

* The amounts presented for each fiscal year were determined as of the prior fiscal year ending June 30.

** This will be the same percentage for all participant employers in the LGERS plan.

TOWN OF WEDDINGTON, NORTH CAROLINA

***Town of Weddington's Contributions
Required Supplementary Information
Last Four Fiscal Years***

Local Governmental Employees' Retirement System

	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Contractually required contribution	\$ 15,194	\$ 18,164	\$ 18,367	\$ 13,753
Contributions in relation to the contractually required contribution	15,194	18,164	18,367	13,753
Contribution deficiency (excess)	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>
Town of Weddington's covered-employee payroll	\$ 157,125	\$ 187,976	\$ 180,953	\$ 194,830
Contributions as a percentage of covered-employee payroll	9.67%	9.66%	10.15%	7.06%

SUPPLEMENTAL STATEMENTS

TOWN OF WEDDINGTON, NORTH CAROLINA

Statement 1

Page 1 of 2

General Fund

**Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2017**

	Budget	Actual	Variance Positive (Negative)
Revenues:			
Ad valorem taxes:			
Taxes	\$ -	\$ 1,145,249	\$ -
Interest		2,617	
Total	1,101,250	1,147,866	46,616
Unrestricted intergovernmental:			
Local option sales taxes		326,989	
Utility franchise tax		459,898	
Beer and wine tax		46,728	
Total	806,250	833,615	27,365
Permits and fees:			
Subdivision fees		44,180	
Zoning fees		42,813	
Total	78,150	86,993	8,843
Investment earnings:	6,000	6,760	760
Miscellaneous:			
Other		36,459	
Total	36,000	36,459	459
Total revenues	2,027,650	2,111,693	84,043
Expenditures:			
General government:			
Governing board:			
Legal		83,692	
Other operating expenditures		6,998	
Total		90,690	
Administration:			
Salaries and employee benefits		183,235	
Professional services		40,225	
Other operating expenditures		210,680	
Capital outlay		593,250	
Total		1,027,390	
Total general government	1,315,170	1,118,080	197,090

The notes to the financial statements are an integral part of this statement.

TOWN OF WEDDINGTON, NORTH CAROLINA

Statement 1

Page 2 of 2

General Fund

***Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2017***

	<u>Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
Public safety:			
Police:			
Contracted services		257,001	
Total		<u>257,001</u>	
Fire:			
Contracted services		711,710	
Other operating expenses		65	
Total		<u>711,775</u>	
Total public safety:	<u>986,330</u>	<u>968,776</u>	<u>17,554</u>
Economic and physical development:			
Planning:			
Salaries and employee benefits		107,565	
Contracted services		20,471	
Other operating expenditures		18,204	
Total		<u>146,240</u>	
Total economic and physical development	<u>274,400</u>	<u>146,240</u>	<u>128,160</u>
Total expenditures	<u>2,575,900</u>	<u>2,233,096</u>	<u>342,804</u>
Revenues over (under) expenditures	(548,250)	(121,403)	426,847
Fund balance appropriated	<u>548,250</u>	<u>-</u>	<u>(548,250)</u>
Net change in fund balance	<u>\$ -</u>	<u>(121,403)</u>	<u>\$ (121,403)</u>
Fund balance, beginning		<u>2,570,556</u>	
Fund balance, end of year		<u>\$ 2,449,153</u>	

The notes to the financial statements are an integral part of this statement.

OTHER SCHEDULES

This section contains additional information required on property taxes.

- Schedule of Ad Valorem Taxes Receivable
- Analysis of Current Tax Levy

TOWN OF WEDDINGTON, NORTH CAROLINA

Schedule 1

Schedule of Ad Valorem Taxes Receivable
June 30, 2017

	Uncollected Balance June 30, 2016	Additions	Collections and Credits	Uncollected Balance June 30, 2017
2016 - 2017	\$ -	\$ 1,114,006	\$ 1,104,299	\$ 9,707
2015 - 2016	4,732		1,823	2,909
2014 - 2015	2,982		657	2,325
2013 - 2014	2,712		994	1,718
2012 - 2013	2,330		1,384	946
2011 - 2012	381		280	101
2010 - 2011	730		155	575
2009 - 2010	865		266	599
2008 - 2009	1,034		226	808
2007 - 2008	94		11	83
2006 - 2007	<u>57</u>		<u>57</u>	<u>-</u>
	<u>\$ 15,917</u>	<u>\$ 1,114,006</u>	<u>\$ 1,110,152</u>	<u>\$ 19,771</u>

Reconcilement with revenues:

Ad Valorem Taxes - General Fund	\$ 1,147,866
Reconciling items:	
Interest collected	(2,617)
10-year write off	(54)
Adjustments and corrections	<u>(35,043)</u>
Total collections and credits	<u>\$ 1,110,152</u>

TOWN OF WEDDINGTON, NORTH CAROLINA

Schedule 2

*Analysis of Current Tax Levy
For the Fiscal Year Ended June 30, 2017*

	Town-Wide			Total Levy	
	Property Valuation	Rate	Amount of Levy	Property Excluding Registered Motor Vehicles	Registered Motor Vehicles
Original levy:					
Property taxed at current					
year's rate	\$ 2,126,323,077	0.052	\$ 1,105,688	\$ 1,017,973	\$ 87,715
Penalties			133	133	
Total	<u>2,126,323,077</u>		<u>1,105,821</u>	<u>1,018,106</u>	<u>87,715</u>
Discoveries					
Current year taxes	16,151,462	0.052	8,399	8,399	-
Abatements	<u>(411,538)</u>	0.052	<u>(214)</u>	<u>(214)</u>	<u>-</u>
Net levy			1,114,006	1,026,291	87,715
Less, uncollected tax at June 30, 2016			<u>(9,707)</u>	<u>(9,707)</u>	<u>-</u>
Current year's taxes collected			<u>\$ 1,104,299</u>	<u>\$ 1,016,584</u>	<u>\$ 87,715</u>
Current levy collection percentage			<u>99.13%</u>	<u>99.05%</u>	<u>100.00%</u>

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Karen Dewey, Town Clerk

DATE: March 12, 2018

SUBJECT: Deer Urban Archery Season Renewal

The Town has received a renewal for participation in the 2019 Deer Urban Archery Season from the North Carolina Wildlife Resources Commission. The 2019 Deer Urban Archery Season will run from January 12, 2019 through February 17, 2019.

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson Town Administrator/Planner

DATE: March 12, 2018

SUBJECT: Rezoning from R-60 to R-40

The Town Council is requested to call for a public hearing to be held April 9, 2018 to consider a rezoning application from the Wesley Chapel Volunteer Fire Department for property located at the northeast corner of Rea Road and Reid Dairy Road, (portion of parcel 06-177-015) from R-60 to R-40. The portion of the tract is 1.718 acres.

The applicant is seeking a rezoning in order to construct a fire department building on the subject site. The applicant will have to proceed through a conditional rezoning process to approve the use and site plan for the subject site at a later time. This process involves a public involvement meeting, planning board review/recommendation, a public hearing, and town council decision.

Adjacent Property Zoning and Uses are as follows:

North- R-40 Union County; Single Family Home

South- R-40 Union County; Single Family Home and R-40 Union County; Church

East- R-40 Weddington; Single Family Home

West- R-60 Weddington; Single Family Home

The permitted and conditional use list in both R-40 and R-60 are the same. However the districts have varying setbacks for the rear yard as follows (the setbacks listed are specifically for emergency services):

Front Yard Setback:	R-60- 75'	→	R-40- 75'
Side Yard Setback:	R-60- 50'	→	R-40- 50'
Rear Yard Setback:	R-60- 60'	→	R-40- 40'

Land Use Plan Consistency Statement

State Statute requires that all zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted

comprehensive plan or any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest. That statement is not subject to judicial review.

The subject parcel is designated for traditional residential on the Weddington Land Use Plan. This category applies to areas where most of the lots and parcels are less than six acres in area. Most of this area is platted and is, or will be zoned for 40,000 square foot lots at a density of approximately one dwelling unit per acre, in accordance with the Town's current Residential (R-40, R-40D, R-60, R-80, RE and RCD conventional) zoning districts.

Proposed Land Use Consistency Statement

Rezoning to R-40 meets the goals of the land use plan in that it maintains the town's strong single-family residential character considering the uses permitted in the R-40 district; and, it is reasonable as the zoning allows for public facilities that are necessary to serve the growing area.

The Planning Board reviewed the rezoning on February 26, 2018 and unanimously recommended approval.

Recommendation

Staff recommends calling for a public hearing to be held April 9, 2018 at 7:00 PM, at the Weddington Town Hall to consider the rezoning a portion of parcel 06177015 from R60 to R40.

Attachments:
Application
Zoning Map
Rezoning Exhibit
Land Use Plan Goals and Policies
Land Use Plan Map

Town of Weddington Conditional Zoning Application

Application Number: _____ Application Date: _____

Applicant's Name: WESLEY CHAPEL VOLUNTEER FIRE DEPARTMENT

Applicant's Phone: (704) 843-3367

Applicant's Address: 315 WAXHAW INDIAN TRAIL ROAD, WAXHAW, NC 28173

Property Owner's Name: BRENDA B. REID

Property Owner's Phone: 704-846-1777

If applicant is different from the property owner, please provide a notarized authorization from the property owner.

Property Location: NORTH CORNER OF REA ROAD AND REID DAIRY ROAD

Parcel Number: PORTION OF 06177015 Deed Book and Page: 6197 : 421

Total Acreage of Site: 1.118 Existing Zoning: R-60

Application Fee: \$1650.00 Check Number: _____

All applications must include a site plan, drawn to scale, and supporting text that, as approved, will become a part of the Ordinance amendment. The site plan, drawn by an architect, landscape architect, or engineer licensed to practice in North Carolina, shall include any supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions in addition to all predetermined Ordinance requirements, will govern the development and use of the property. The applicant acknowledges that he/she will reimburse the Town for all engineering and consulting services associated with the review of the conditional zoning request prior to any zoning permits being issued by the Town for such project. The applicant shall, at a minimum, include as part of the application, each of the items listed below.

Please include the following:

- ✓ A boundary survey showing the total acreage, present zoning classifications, date and north arrow.
- ✓ The owner's names, addresses and the tax parcel numbers of all adjoining properties.

Planning Board Review

The applicant shall submit at least ten (10) copies of the application to the Zoning Administrator for transmittal to the Planning Board and other appropriate agencies. The zoning administrator shall present any properly completed application to the planning board at its next regularly scheduled meeting occurring at least 15 days after the application has been deemed complete and ready for submission to the planning board. The Planning Board by majority vote may shorten or waive the time provided for receipt for a completed application. The Planning Board shall have thirty days from the date that the application is presented to it to review the application and to take action.. If such period expires without action taken by the Planning Board, the application shall then be transferred to the Town Council without a Planning Board recommendation.

Action by Town Council

Conditional Zoning District decisions are a legislative process subject to judicial review using the same procedures and standards of review as apply to general use district zoning decisions. Conditional zoning district decisions shall take into account applicable adopted land use plans for the area and other adopted land use policy documents and/or ordinances.

Public Hearing Required

Prior to making a decision on rezoning a piece of property to a Conditional Zoning District, the Town Council shall have held a public hearing. Notice of such public hearing shall have been given as prescribed in section 12.1.7 of the Zoning Ordinance. Once the public hearing has been held, the Town Council shall take action on the petition.

The Town Council shall have the authority to:

- a. Approve the application as submitted.
- b. Deny approval of the application
- c. Approve application with modifications that are agreed to by the applicant.
- d. Submit the application to the Planning Board for further study. The Planning Board shall have up to thirty-one (31) days from the date of such submission to make a report to the Town Council. If no report is issued, the Town Council can take final action on the petition. The Town Council reserves the right to schedule and advertise a new public hearing based on the Planning Board's report.

To the best of my knowledge, all information herein submitted is accurate and complete.

Signature of Property Owner

Charles R. P. P. President

Signature of Applicant

Date

2/7/18

Date

SIGNATURE PAGE TO APPLICATION

OWNER:

Brenda B Reid (SEAL)

BRENDA B. REID*

Beverly Reid (SEAL)

BEVERLY REID*

Margaret Vital (SEAL)

MARGARET VITAL*

*As Co-Trustees

STATE OF NC

COUNTY OF Union

I, the undersigned Notary Public of the County of Union, State of NC, do hereby certify that Brenda B. Reid, Beverly Reid and Margaret Vital personally appeared before me this day and acknowledged the due execution of the foregoing instrument in the capacity indicated.

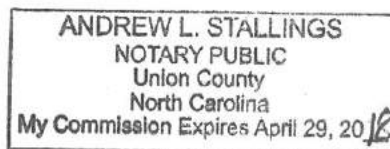
WITNESS my hand and official seal this 10th day of February, 2018.

(SEAL)

[Signature]

Notary Public

My Commission Expires:





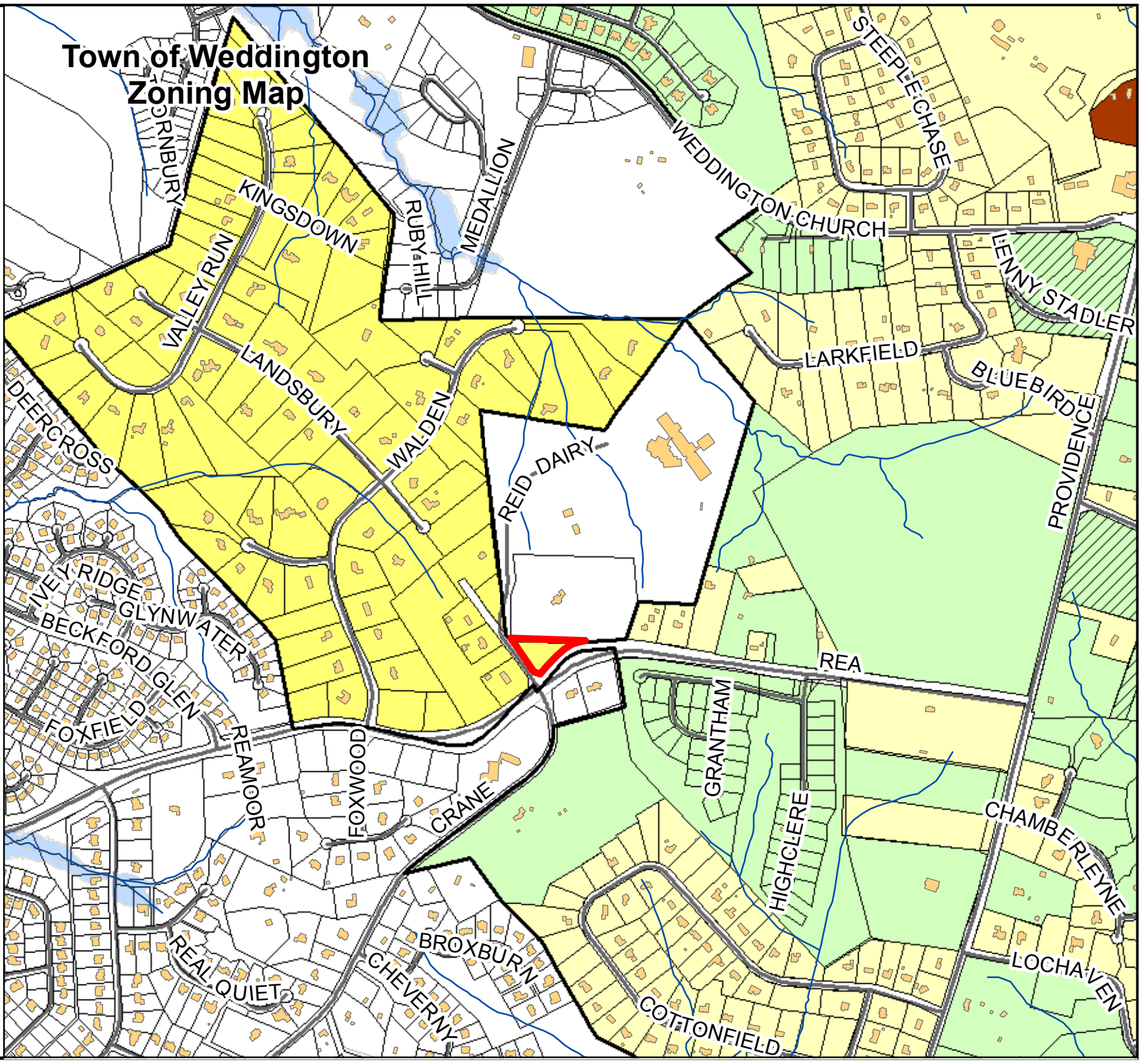
Town of Weddington Zoning Map

- streams
 - Structures_shp
 - 0.2% Annual Chance
 - AE
 - AE-FW
 - Weddington_Town_Limits
 - downtown_overlay
 - conditional_zoning
- Zoning**
- B1 (CD)
 - B2 (CD)
 - ED
 - MX
 - R-40
 - R-40D
 - R-60
 - R-80
 - R-CD
 - RE
- Other Municipalities**
- Indian Trail
 - Marvin
 - Stallings
 - Union County
 - Wesley Chapel



0.1 0.05 0 0.1 Miles

Date: 2/9/2018



NOTES:

THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY.

SET #5 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

AREAS COMPUTED BY COORDINATE METHOD.

UNADJUSTED RATIO OF PRECISION: 1:66,094

TOTAL ACREAGE FOR THE AREA ENCOMPASSED BY THIS MAP IS: 1.718 ACRES

NO DEVELOPMENTAL STUMP HOLES REPORTED TO THIS FIRM WITHIN THE LOTS WHICH MAKE UP THIS MAP.

SUBJECT TAX PARCEL: PORTION OF 06177015

SUBJECT TRACT DEED REFERENCE: DB 6197 PG 421.

THE GRAPHIC REPRESENTATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS PLAT WERE ESTABLISHED BY FIELD LOCATION OF PAINT MARKS AND/OR PIN FLAGS PLACED BY UTILITY LOCATION CONTRACTOR AND OTHER INFORMATION SHOWING APPROXIMATE LOCATION.

SUBJECT TRACT GRAPHICALLY LOCATED WITHIN ZONE "X"(OTHER AREAS)-AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN (500 YEAR FLOODPLAIN); AREAS OUTSIDE OF THE FUTURE CONDITIONS FLOODPLAIN (100 YEAR FLOODPLAIN) PER FEMA FIRM MAP NUMBER 371044680K WITH AN EFFECTIVE DATE OF MARCH 2, 2009.

CONTOUR INTERVAL: 1 FOOT

VERTICAL DATUM: NAVD 88

ZONING INFORMATION PROVIDED BY: APPLIED BUILDING SCIENCES

PROJECT BENCHMARK: NC65 MONUMENT

"UNION HWS" N: 462,996.9700 E: 1,453,521.9300 ELEV: 619.6 (NAVD 88) OF: 0.99985689

TAX# 06177015A DB 4207 PG 738 UNION COUNTY BOARD OF EDUCATION
TAX# 06177008A DB 4612 PG 859 UNION COUNTY BOARD OF EDUCATION

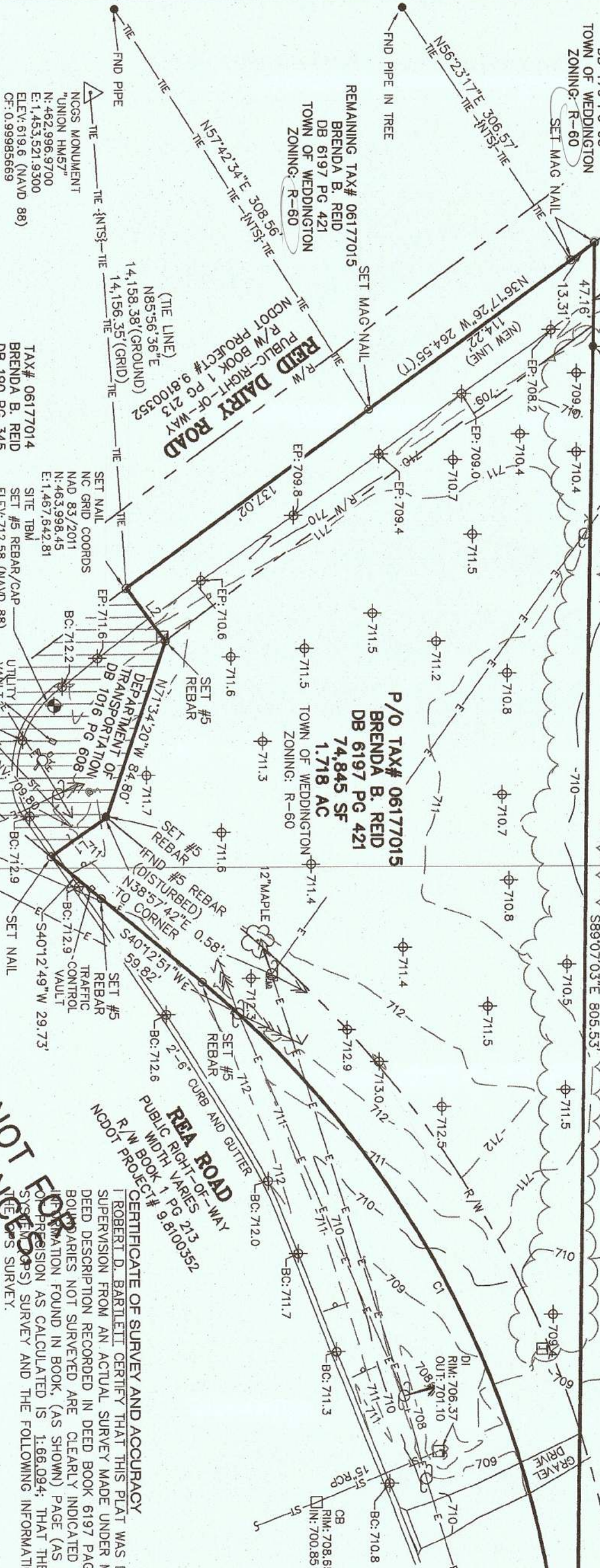
Curve Table			
Curve #	Radius	Length	Chord
C1	460.62	397.42	385.20

Parcel Line Table		
Line #	Direction	Length
L1	N 34°51'04" W	31.05
L2	S 53°42'33" W	30.00

LEGEND
FND - FOUND
AC - ACRES
SF - SQUARE FEET
DB - DEED BOOK
PG - PAGE BOOK
CB - PLAT/CABINET
R/W - RIGHT OF WAY
INVT - INVERT
BC - BACK OF CURB
EP - EDGE OF PAVEMENT
WVF - WOVEN WIRE FENCE
DI - DROP INLET
TBN - TEMPORARY BENCHMARK
RCP - REINFORCED CONCRETE PIPE
INTS - NOT TO SCALE
● - FOUND CORNER (AS DESCRIBED)
○ - SET CORNER (#5 REBAR UNLESS OTHERWISE DESCRIBED)
○ - UTILITY POLE
○ - FIRE HYDRANT
○ - GUY ANCHOR
○ - TELEPHONE PEDESTAL
○ - SPOT ELEVATION
--- BOUNDARY/LOT LINE
--- ADJOINING BOUNDARY/LOT LINE (NOT SURVEYED)
--- OVERHEAD ELECTRIC LINE
--- RIGHT OF WAY LINE
--- MAJOR CONTOUR LINE
--- MINOR CONTOUR LINE
--- TREE LINE
--- STORE DRAINAGE LINE

TAX# 06177008
CALVIN R. HOLLAND &
BETTY M. HOLLAND
DB 1145 PG 856
DB 4612 PG 859
UNION COUNTY
ZONING: R-40

P/O TAX# 06177015
BRENDA B. REID
DB 6197 PG 421
1.718 AC



CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGION OF NORTH CAROLINA, AND I HEREBY DEDICATE THE SAME TO THE PUBLIC AS A STREET, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE BOARD OF COMMISSIONERS IN THE PUBLIC INTEREST.



DATE: _____
BRENDA D. REID
NOTARY FOR OWNER
A NOTARY PUBLIC OF
COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGE THE DUE
EXECUTION OF THE FOREGOING CERTIFICATE.
WITNESS MY HAND AND OFFICIAL SEAL THE _____ DAY OF
_____, 2015.
MY COMMISSION EXPIRES: _____

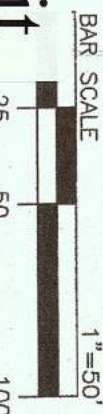
NOTARY PUBLIC

CERTIFICATE OF SURVEY AND ACCURACY
I, ROBERT D. BARTLETT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN DEED BOOK 6197 PAGE 421 THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SHOWN FROM A REPRODUCTION FOUND IN BOOK (AS SHOWN) PAGE (AS SHOWN) THAT THE RATIO OF REPRODUCTION AS CALCULATED IS 1:66,094; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY.
CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.031
TYPE OF GPS FIELD PROCEDURE: NC65
DATES OF SURVEY: 10-03-2017
DATUM/EPOCH: NAD83/2011
PUBLISHED FIXED CONTROL USE: UNION HWS7
COORDINATE MODEL: GEOID12A
COMBINED GRID FACTOR(S): 0.99985689
UNITS: USFT
THAT THIS PLAT MEETS THE REQUIREMENTS OF G.S. 47-30 SECTION F-11-12
WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE _____ DAY OF JANUARY
2018
ROBERT D. BARTLETT, NPLS# L-3635

"PRELIMINARY PLAT NOT FOR RECORDATION, CONVEYANCE OR SALES"



Rezoning Exhibit



NO.	DATE	REVISION	BY

MINOR SUBDIVISION PLAT OF:
BRENDA B. REID PROPERTY
BEING 1.718 ACRES

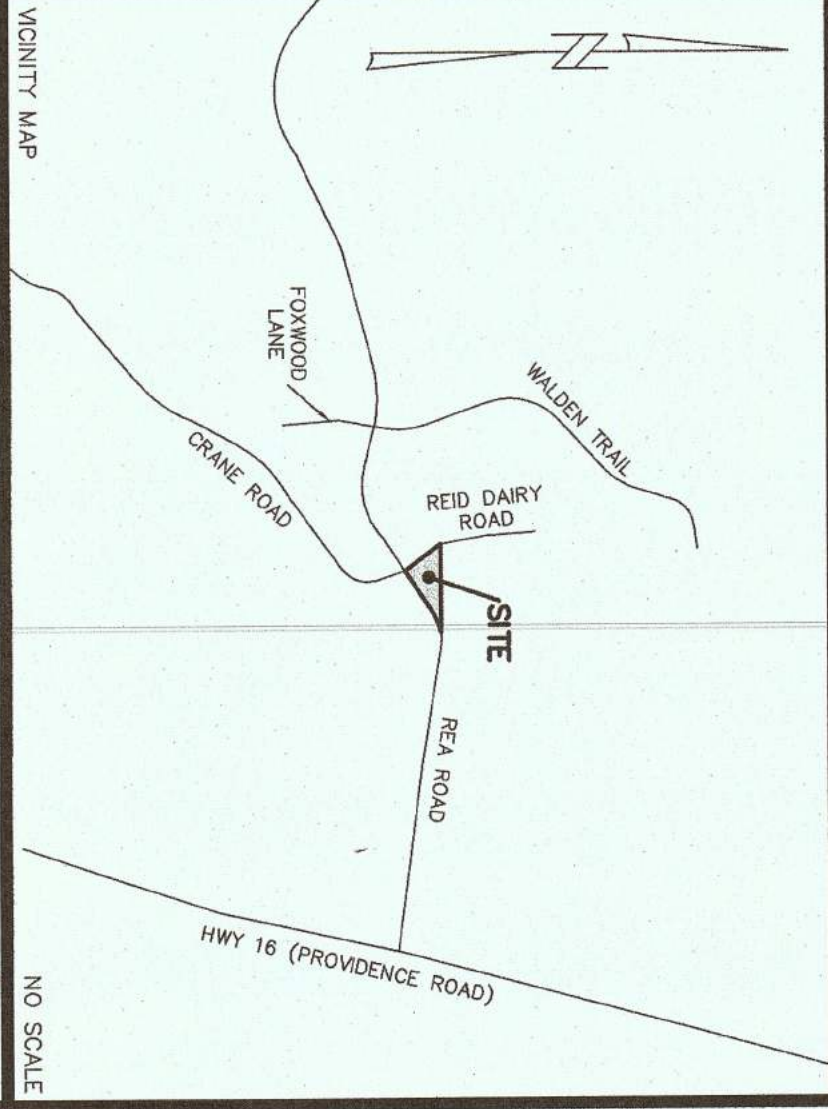
LOCATED IN: TOWN OF WEDDINGTON
UNION COUNTY
NORTH CAROLINA

WESLEY CHAPEL VOLUNTEER
FIRE DEPARTMENT
315 WAXHAW INDIAN TRAIL ROAD - STATION #26
WAXHAW, NORTH CAROLINA

CHECKED BY: RDB
DATE SURVEYED: OCTOBER 2017
DRAWING NO: FU49800_BM.DWG
PROJECT NO: FU49,800.000
SCALE: 1"=50'
DATE: 01/31/2018
DRAWN BY: TTB

STATE OF NORTH CAROLINA
COUNTY OF UNION
REVIEW OFFICER OF UNION COUNTY
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION
AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: _____ DATE: _____



III. GOALS AND POLICIES

Future Land Use. Weddington's *Land Use Plan* is the fulfillment of input and conversation that has transpired while planning for the Town's future. Land Use policies build the framework on which land use decisions can be founded. They are aimed at providing guidance in the location of future land uses and the redevelopment of existing land uses. Land use is dynamic rather than static. It is a process that is marked by public input and is dependent upon continued participation of residents, property owners and business owners for its success. The Land Use plan is that component of this document that links all the factors impacting Weddington. The purpose of the Land Use plan is to institute an ostensibly efficient direction to delineate Weddington's future development patterns - where the community members want to go and how the Town leaders can get there.

The Future Land Use map is not the zoning map for the Town. The Future Land Use map is conceptual and is intended to guide future land use decisions. Future land uses are developed in the context of all of the Plan's goals and policies.

Land Use Goals:

- Goal 1: To ensure that all new development takes place in a manner that conserves open space and scenic views.
- Goal 2: To limit development activities on environmentally sensitive lands.
- Goal 3: Minimize the visual effect of development from surrounding properties and roadways.
- Goal 4: To maintain the town's strong single-family residential character.
- Goal 5: To retain a mix of land uses that reinforces Weddington's unique small town character.
- Goal 6: To ensure that the type, location, and scale of existing commercial and future commercial development in the Town provides goods and services for the residents of Weddington and neighboring communities.

Goal 7: Through the conditional zoning process, provide smaller lot sizes to accommodate a variety of age and income groups, and broader residential preferences, so that the community's population diversity may be enhanced.

Land Use Policies:

Policy 1: Preserve open space and scenic views through appropriate zoning regulations. Require open space preservation in both conventional and conservation subdivisions and commercial developments.

Policy 2: Preserve the Town's natural resources. Depending upon the fragility of the resource, restrictions should limit or prohibit construction, grading, and even vegetative clearing.

Policy 3: Limit development to areas of the Town that have suitable soil and topographic characteristics for development.

Policy 4: Limit development in designated 100-year floodplains, wetlands and along natural waterways to reduce the risk of significant damage and injury to life and property.

Policy 5: Ensure that development is consistent with the Town's quality and aesthetic values, thereby protecting property values.

Policy 6: Retain the character of the community by ensuring that new residential development consists of single-family homes.

Policy 7: Continue to allow manufactured housing in Weddington on individual lots within Residential (R) zoning districts in accordance with NCGS 160A-383.1.

Policy 8: Prohibit medium and high-density residential development and large-scale commercial development that could create potential traffic and safety problems for the Town.

Policy 9: Ensure that the scale and design of commercial development is consistent with the unique small-town character of Weddington. Limit such development to small-scale retail and service businesses, serving Town residents and surrounding communities, particularly specialty shops and restaurants and prohibit regional scale retail and service commercial establishments. Provide

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

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

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

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

Exhibit 1: Future Land Use Categories

Land Use	Description
Traditional Residential	This category applies to areas where most of the lots and parcels are less than six acres in area. Most of this area is platted and is, or will be zoned for 40,000 square foot lots at a density of approximately one dwelling unit per acre, in accordance with the Town's current Residential (R-40, R-40D, R-60, R-80, RE and RCD conventional) zoning districts.
Conservation Residential	This category applies to the areas within the Town that are currently zoned RCD or are six acres or greater in area. Some of this area has not been developed while some of the area is currently a conventional or conservation subdivision. Conventional subdivisions shall have minimum lot sizes of 40,000 square feet, plus be subject to a 10% open space requirement. Conservation subdivisions shall be subject to a conditional zoning permit and allow for smaller lot sizes, yet retain a density of approximately one dwelling unit per 40,000 square feet.
Neighborhood Business	Existing commercially zoned (MX, B-1(CD) or B-2(CD)) parcels that lie in the vicinity of the "Town Center" or near the intersection of New Town Road and NC 16. This area is intended for neighborhood scale businesses that serve the needs of Weddington's residents and surrounding communities. All new commercial development in the Town Center is subject to additional requirements found in the Downtown Overlay District.

Policy 13: Through the conditional zoning process, provide for alternative smaller lot sizes to accommodate a variety of age and income groups, which promotes community, residential, and population diversity.

Policy 14: Allow alternative smaller lots to promote residential and population diversity in the community.

Public Facilities and Services Goals:

Goal 1: To have all Weddington residents provided with an efficient delivery of emergency services.

Goal 2: To ensure that all existing and future developments in Weddington are served by adequate water and sewage disposal facilities.

Goal 3: To encourage that any future park and recreation needs of Weddington residents are met with adequate recreational facilities in the area.

Goal 4: To provide safe and convenient mobility for Weddington residents of all ages.

Public Facilities and Services Policies:

Policy 1: Plan for and equitably fund the efficient provision of emergency services.

Policy 2: Require transportation, water, wastewater and drainage system improvements to be constructed concurrent with new development and that provide adequate capacity to meet demands from existing and new users.

Policy 3: Monitor and have input on utility extensions by Union and Mecklenburg Counties.

Policy 4: Identify the future recreational needs of the Town's residents through periodic surveys and assessments, as appropriate.

Policy 5: Ensure that future public recreation facilities and programs within Weddington serve the needs of all residents and are accessible to all citizens.

Policy 6: Require that roads be designed and constructed to provide a high level of safety and attractiveness. Road design shall consider the safety of pedestrians, bicyclists and motorists, as well as the character of the neighborhood through which the road travels.

Policy 7: Coordinate with State and local officials to stay informed and have input on road and thoroughfare plans that impact Town residents.

Policy 8: Ensure that all new transportation infrastructure is constructed to NCDOT standards.

Policy 9: While most new roads in Weddington in the past have been publicly owned and maintained roads continue to allow for privately maintained transportation infrastructure, provided they are built and maintained to meet all applicable NCDOT standards.

Community Design and Image Goals

Goal 1: To maintain and enhance the Town's aesthetic qualities and physical character.

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

Community Design and Image Policies

The overriding objective of the policy guidelines set forth in this section is to protect and promote the health, safety, and welfare of the citizens, and future citizens of the Town.

Policy 1: Continue to encourage the preservation of older homes and structures in the community to preserve a sense of history

Policy 2: Continue to support the adaptive reuse of historic structures in the community.

Policy 3: Continue to support the Weddington Historic Preservation Commission's efforts to preserve historically significant structures and sites.

Policy 4: Maintain design standards for future non-residential developments.

Policy 5: Maintain public signs, Town banners, Town sidewalks and landscaping around these signs to beautify the Town and to draw the attention of persons traveling through Weddington.

Policy 6: Give the highest priority for beautification efforts and corridor design to major thoroughfares and key entryways.

Policy 7: Coordinate with local utility companies and developers when placing electric, telephone, and cable television lines underground in accordance with the Town's Subdivision Ordinance in order to minimize removal or degradation of trees during installation and maintenance of such facilities.

Policy 8: Ensure that new commercial development is designed with pedestrian-oriented features that provide safe, attractive and convenient linkages to residential neighborhoods, wherever practical.

Policy 9: Use regulatory and non-regulatory incentives to encourage good design. Maintain development standards and regulations that provide adequate flexibility to respond to changing conditions and needs in the community.

Policy 10: Require redevelopment and new development projects to incorporate public spaces.

Growth Coordination Goals:

Goal 1: To implement the plan through appropriate regulations and, to the extent practical, coordinate with Union County and other service providers.

Goal 2: To consider ways to coordinate the timing, location and intensity of new development with the provision of public facilities that are adequate to serve the new development.

Growth Coordination Policies

Policy 1: To the extent possible, pursue planning jurisdiction over the area surrounding Weddington's borders and negotiate an extraterritorial jurisdiction (ETJ) agreement with Union County, per NCGA 160A-360, or through local legislation, to ensure that land use, public improvements and development are consistent with the desired character of the Town.

Policy 2: Use voluntary annexation, where appropriate, to ensure that proposed developments in areas adjoining Weddington's Town limits are consistent with the Town's development standards.

Policy 3: Continue to participate in a coordinated, regional approach to transportation planning and seek adequate funding to support all transportation needs.

Policy 4: Work closely with officials from NCDOT and Union County to ensure that subdivision plans and development proposals do not interfere with existing roads or planned roadways designated in the Thoroughfare Plan and LARTP.

Policy 5: Communicate on a continuing basis with officials from Mecklenburg County, Union County and the other municipalities of western Union County to keep abreast of and have input on developments that may impact the Weddington area.

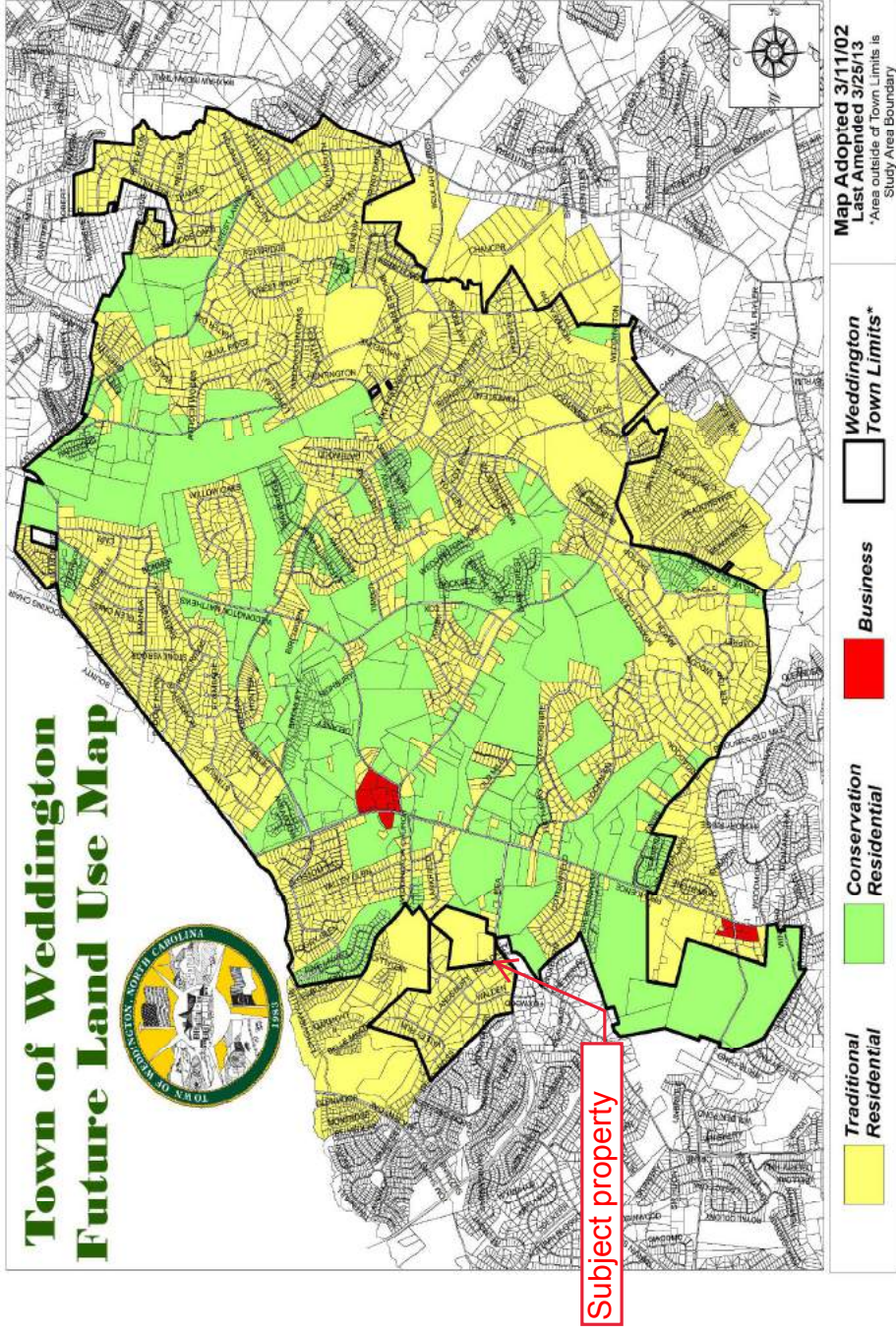
Policy 6: Coordinate with other service providers on the timing and location of installation or replacement of utilities.

Policy 7: Continue to play an active role on the Charlotte Regional Transportation Planning Organization (CRTPO).

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

Policy 9: Coordinate with the County library system to provide convenient and accessible library services.

INSERT
Exhibit 2: Future Land Use Map



TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson Town Administrator/Planner

DATE: March 12, 2018

SUBJECT: Tilley Morris Roundabout NCDOT Reimbursement Agreement

The Town of Weddington approved a resolution last year to fund 11% of the final construction cost or an amount not to exceed \$143,000.00 to improve the Weddington Matthews Road and Tilley Morris Road intersection. Because of this endeavor, the Town, in conjunction with NCDOT, was able to obtain \$760,000 in STBG-DA funds to construct a roundabout. At this point, NCDOT is requesting the execution of the reimbursement agreement and a payment of \$121,000 for the right of way and construction costs. Overruns shall be shared between the Town (34%) and NCDOT (66%).

NCDOT is working on the design, and will most likely procure right of way in 2019, and begin construction in 2020.



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

February 8, 2018

TO: Ms. Elizabeth Callis
Town of Weddington
1924 Weddington Road
Weddington, NC 28104

FROM: Cindy Iorlano *Cindy Iorlano*
Administrative Officer I

SUBJECT: Transportation Improvement Project - Reimbursement Agreement With
Town of Weddington
WBS Element No. 47884.1.1, 47884.2.1, and 47884.3.1
TIP No. U-6090

Enclosed please find duplicate originals of the above-mentioned. Please execute these agreements by signing both originals, affixing your seal, and returning both originals **within thirty (30) days** of the date of this letter to NC Division of Highways, Attention: Cindy Iorlano, 716 West Main Street, Albemarle, NC 28001. Please also submit a check made payable to North Carolina Department of Transportation in the amount of one hundred twenty-one thousand dollars (\$121,000.00) with the partially executed Agreements as required by the terms of the Agreement.

The Agreement verbiage has been pre-approved by the NC Attorney General's Office and is not open to modifications. If you have an issue with any of the actual terms of the Agreement, we will discuss those requests. However, most change requests to Agreement verbiage will either be rejected by the Raleigh Transportation Program Management office or will require approval by the Attorney General's Office, which will add a minimum of six weeks to the processing time for the Agreement.

Thank you for your assistance in this matter. Please call me at the number below if you need additional information.

Enclosures

CAI

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 10
716 WEST MAIN STREET
ALBEMARLE, NC 28001

Telephone: (704) 983-4400
Fax: (704) 982-3146
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
716 WEST MAIN STREET
ALBEMARLE, NC 28001

NORTH CAROLINA

**TRANSPORTATION IMPROVEMENT PROJECT –
REIMBURSEMENT AGREEMENT**

UNION COUNTY

DATE: 2/7/2018

NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION

TIP #: U-6090

WBS Elements: PE 47884.1.1

ROW 47884.2.1

CON 47884.3.1

AND

FEDERAL-AID NUMBER: STBGDA-1003(168)

TOWN OF WEDDINGTON

THIS MUNICIPAL AGREEMENT is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the "Department" and the Town of Weddington, a local government entity, hereinafter referred to as the "Municipality".

WITNESSETH:

WHEREAS, the Department has plans to make certain street and highway constructions and improvements within the Municipality under Project U-6090, in Union County; and,

WHEREAS, the Department and the Municipality have agreed that the municipal limits, as of the date of the awarding of the contract for the construction of the above-mentioned project, are to be used in determining the duties, responsibilities, rights and legal obligations of the parties hereto for the purposes of this Agreement; and,

WHEREAS, this Agreement is made under the authority granted to the Department by the North Carolina General Assembly, including but not limited to, the following legislation: General Statutes of North Carolina (NCGS), Section 136-66.1, Section 160A-296 and 297, Section 136-18, and Section 20-169, to participate in the planning and construction of a Project approved by the Board of Transportation for the safe and efficient utilization of transportation systems for the public good; and,

WHEREAS, the parties to this Agreement have approved the construction of said Project with cost participation and responsibilities for the Project as hereinafter set out.

NOW, THEREFORE, the parties hereto, each in consideration of the promises and undertakings of the other as herein provided, do hereby covenant and agree, each with the other, as follows:

SCOPE OF THE PROJECT

1. The Project consists of the conversion of the existing stop-controlled intersection at Weddington Matthews Road (SR 1344) and Tilley Morris Road (SR 1345) to a roundabout.

PLANNING AND DESIGN

2. The Department shall prepare the environmental and/or planning document, and obtain any environmental permits needed to construct the Project, and prepare the Project plans and specifications needed to construct the Project. All work shall be done in accordance with departmental standards, specifications, policies and procedures.

RIGHT OF WAY

3. The Department shall be responsible for acquiring any needed right of way required for the Project. Acquisition of right of way shall be accomplished in accordance with the policies and procedures set forth in the North Carolina Right of Way Manual.

UTILITIES

4. It is not known at this time if there are no municipally-owned water and sewer lines to be adjusted or relocated. If during the project it becomes necessary to adjust or relocate municipally-owned water and/or sewer lines a separate Utility Agreement will be prepared at the appropriate time.

CONSTRUCTION

5. The Department shall construct, or cause to be constructed, the Project in accordance with the plans and specifications of said Project as filed with, and approved by, the Department. The Department shall administer the construction contract for said Project.

MAINTENANCE

6. Upon completion of the Project:
 - A. The Department shall be responsible for all traffic operating controls and devices which shall be established, enforced, and installed and maintained in accordance with the North Carolina General Statutes, the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, the latest edition of the "Policy on Street and Driveway Access to North Carolina Highways", and departmental criteria.

- B. The improvement(s) shall be a part of the State Highway System and owned and maintained by the Department.

FUNDING

7. The Municipality shall participate in the cost of the Project as follows:
- A. The Municipality shall reimburse the Department \$121,000 towards the Right of Way and Construction costs of the project as detailed in the FUNDING TABLE below. The Municipality shall submit a check for \$121,000 to the Department's Division Engineer upon the partial execution of the Agreement by the Municipality. Costs that exceed the total estimated cost will be shared between the Department (66%) and the Municipality (34%) to all phases of the project.

FUNDING TABLE

PHASE	FEDERAL FUNDS (STBG-DA)	STATE FUNDS	LOCAL FUNDS
PE	\$85,000	\$39,000	\$0
RIGHT OF WAY	\$52,000	\$15,000	\$8,000
CONSTRUCTION	\$623,000	\$166,000	\$113,000
Totals	\$760,000	\$220,000	\$121,000
Total Estimated Cost		\$1,101,000	

- B. Upon completion of the Project, the Department will bill the Municipality for any excess project costs. Reimbursement to the Department shall be made in one final payment and within sixty (60) days of invoicing by the Department. A late payment penalty and interest shall be charged on any unpaid balance due in accordance with NCGS § 147-86.23.
- C. In the event the Municipality fails for any reason to pay the Department in accordance with the provisions for payment herein above provided, NCGS § 136-41.3 authorizes the Department to withhold so much of the Municipality's share of funds allocated to said Municipality by NCGS § 136-41.1 until such time as the Department has received payment in full under the reimbursement terms set forth in this Agreement.

ADDITIONAL PROVISIONS

8. It is the policy of the Department not to enter into any agreement with another party that has been debarred by any government agency (Federal or State). The Municipality certifies, by signature of this agreement, that neither it nor its agents or contractors are presently debarred, suspended,

proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal or State Department or Agency.

9. To the extent authorized by state and federal claims statutes, each party shall be responsible for its respective actions under the terms of this agreement and save harmless the other party from any claims arising as a result of such actions.
10. All terms of this Agreement are subject to available departmental funding and fiscal constraints.
11. This Agreement contains the entire agreement between the parties and there are no understandings or agreements, verbal or otherwise, regarding this Agreement except as expressly set forth herein.
12. The parties hereby acknowledge that the individual executing the Agreement on their behalf is authorized to execute this Agreement on their behalf and to bind the respective entities to the terms contained herein and that he has read this Agreement, conferred with his attorney, and fully understands its contents.
13. A copy or facsimile copy of the signature of any party shall be deemed an original with each fully executed copy of the Agreement as binding as an original, and the parties agree that this Agreement can be executed in counterparts, as duplicate originals, with facsimile signatures sufficient to evidence an agreement to be bound by the terms of the Agreement.
14. By Executive Order 24, issued by Governor Perdue, and N.C. G.S. § 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e., Administration, Commerce, Correction, Crime Control and Public Safety, Cultural Resources, Environment and Natural Resources, Health and Human Services, Juvenile Justice and Delinquency Prevention, Revenue, Transportation, and the Office of the Governor).

IT IS UNDERSTOOD AND AGREED upon that the approval of the Project by the Department is subject to the conditions of this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed, in duplicate, the day and year heretofore set out, on the part of the Department and the Municipality by authority duly given.

L.S. ATTEST:

TOWN OF WEDDINGTON

BY: _____ BY: _____

TITLE: _____ TITLE: _____

DATE: _____ DATE: _____

N.C.G.S. § 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

Approved by _____ of the local governing body of the Town of
Weddington as attested to by the signature of Clerk of said governing body on

(Date)

(SEAL)

This Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

BY: _____
(FINANCE OFFICER)

Federal Tax Identification Number

Remittance Address:

Town of Weddington

Attention: Elizabeth Callis

1924 Weddington Road

Weddington, NC 28104

DEPARTMENT OF TRANSPORTATION

BY: _____
(CHIEF ENGINEER)

DATE: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: _____ (Date)

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, FEBRUARY 12, 2018 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 8**

Prayer – Amy Hutchison, Evangelism Pastor, Weddington United Methodist Church

1. OPEN THE MEETING

Mayor Callis opened the meeting at 7:01 p.m.

2. PLEDGE OF ALLEGIANCE

Mayor Callis led the Pledge of Allegiance

3. DETERMINATION OF QUORUM

Quorum was determined with Mayor Elizabeth Callis, Mayor Pro Tem Janice Propst, Councilmembers Jeff Perryman, Mike Smith and Scott Buzzard in attendance.

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

Visitors: Anne Marie Smith, Bill Price, Walt Hogan, Ryan Sellers, Gerry W. Hartman, Nish Hartman, Gerry S. Hartman, Richard Bailey, Rob Dow, Steve Holmes, Bill Rutland, Barbara Harrison, Jeffrey Mecum, Alice Peterson, Beth Gaskey, LB and Chad Fleener, Kit and Mike Caron, Brent Cowan, Chip Ibach, Robert Cook, Candice Rorie, Jim Reichenback, AJ Cooper, Clay McCullough, JT Tudor, Sandra Tudor, Robyn Byers

4. PUBLIC COMMENTS

Richard Bailey, 135 Cari Lane - Mandy's Plantation Home Owners Association – Mr. Bailey gave a brief history of Mandy's Plantation Home Owners Association and its involvement with the roads in Mandy's Plantation. He stated that the HOA wasn't aware of the process and found that they were not included in the process and only found out about the cut through in 2017 when Vintage Creek builders came to Mandy's Plantation HOA asking for 15 feet of private property to build the extension because they didn't have a proper plan. Mandy's Plantation HOA is dismayed that they weren't included in the process. Their 18 ft. road doesn't meet today's standards such as what Vintage Creek has. The HOA requests that the Council vote against the Amanda Drive Extension. Mr. Bailey has met with most of the Council and stated their concerns. He thanked the Council for their time.

Steve Holmes, 160 Amanda Drive – Mr. Holmes read from a prepared statement from the Country Haven HOA. *The statement is hereby submitted for the record.* The HOA is requesting that the Town permanently eliminate the proposed Amanda Drive Extension and the recent unfounded alternative suggestion for emergency vehicle access. He stated that they believe that justification is either outdated,

lacks sufficient evidence, is compromised by unlawful due process negligence on the part of the Town and the builders of Vintage Creek, or is otherwise without merit. The HOA believes that the original intent of the extension was based upon forecasted 30 year traffic flow, which has evolved to reveal that the more productive alternatives would be for north/south thoroughfare improvement and connectivity solutions. None of the proposed Amanda Drive Extension sections were ever funded and all have been redirected or eliminated. He stated that the HOA claims that the Town of Weddington and Vintage Creek were negligent in not having followed due process regarding notification, solicitation of comments, and public debate proportionate with infringement of a road project of this significance. Issues should have been identified and corrected and required easements haven't been identified nor obtained. His final point was that the emergency vehicle access is not a legitimate need.

Ryan Sellers, 112 Cari Lane – Mr. Sellers expressed his opposition to the Amanda Drive Extension. He agrees with the statements made by the earlier speakers. He stated that the road is already in poor condition and to put more traffic through there would bring further damage. Mr. Sellers is asking Council to not allow Amanda Drive Extension be completed and to deny the emergency vehicle access as well.

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

Council Member Smith requested that item 10B Discussion of Amanda Drive be switched with item 10A Discussion of Town Survey.

Motion: Council Member Smith made a motion to approve the agenda as amended.

Vote: The motion passed with a unanimous vote.

6. PRESENTATIONS

A. CRTPO – MTP Presentation

Bob Cook with the Charlotte Regional Transportation Planning Organization (CRTPO) gave a presentation on the 2045 Metropolitan Transportation Plan (MTP). The presentation included an introduction of the CRTPO, the process of developing the MTP, a summary of the contents of the MTP, and how to provide input on the draft MTP. There is a 30 day public comment period which ends February 16, 2018.

Mayor Callis asked about the funding for the Rea Road Extension. Mr. Cook responded that it is fully funded and moving ahead.

Mayor Pro Tem Propst asked about improvements to Providence Road. Mr. Cook responded that from Rea Road to Cuthbertson Road, the project is fully funded and from Cuthbertson to Waxhaw Parkway, the project is partially funded.

B. Eagle Scout Project Proposal by Gerry Hartman, Boy Scout Troop 19

Gerry Hartman presented his proposal for a Veterans Memorial at Town Hall. *A copy of the proposal is submitted for the record.*

7. CONSENT AGENDA

- A.** Call for a Special Meeting to be held Saturday, February 24, 2018 from 8:30 a.m. to 12:30 p.m. at Firethorne Country Club for the purpose of conducting a Council Retreat.
- B.** Authorize Tax Collector to Advertise 2017 Unpaid Taxes
- C.** Approval of Text Amendment to Section 22-2 (1) Particular Sounds Prohibited

Motion: Council Member Smith made a motion to approve the consent agenda as presented.

Vote: The motion passed with a unanimous vote.

8. APPROVAL TOWN COUNCIL MINUTES

- A.** January 8, 2018 Town Council Regular Meeting Minutes

Motion: Council Member Perryman made a motion to approve the January 8, 2018 Town Council Regular Meeting Minutes as presented.

Vote: The motion passed with a unanimous vote.

9. PUBLIC HEARINGS AND CONSIDERATION OF PUBLIC HEARINGS

- A. Discussion and Consideration of Preliminary Plat/Construction Plans for Weddington Glen Subdivision (formerly Weddington Matthews Road Subdivision)**

Mayor Callis opened the public hearing.

No one signed up to speak.

Mayor Callis closed the public hearing.

Ms. Thompson presented the staff report: Hopper Communities has submitted a preliminary plat and construction plans for 35 lots on 49.69 acres located at the southwest corner of Weddington-Matthews Road and Hemby Road. This is a planned conservation subdivision with 24.51 acres required as conservation land and 25.08 acres have been provided. There is a 100 foot viewshed buffer along Hemby Road and a small portion of Weddington Matthews Road. There is a Duke power line easement on the south side that will require the Applicant to meet planting guidelines and restrictions. The subdivision will be served by Union County Public Water and Sewer. The subdivision is accessed by an entrance off Weddington-Matthews Road. NCDOT is requiring a left turn lane with 100' of storage on Weddington Matthews Road to serve the property. A stub road is provided to serve any future development on the Morris property to the north. The Town Engineer reviewed and approved the construction plans. Union County Public Works and NCDOT approved the plans and other outside agency reviews are underway, including NCDEQ and the Army Corps of Engineers. The sketch plan was reviewed by the Planning Board on February 27, 2017. The Board discussed the radius of the turnaround/stub being large enough to accommodate large vehicles, a sewer easement to the fire department, tree-save areas, wetland areas, and access easements to the Helms property and cell tower parcels. The Board unanimously recommended approval with the condition that the sewer easement to the fire department be added. The preliminary plat was reviewed by the Planning Board on December 18, 2017. The Board discussed the proposed public walking trail easement. The applicant shared that there is an easement being set aside for a trail to be built in the future. The Applicant will be building a trail around the

bigger pond shown on the plans. The Board asked if the easement for sewer to the fire department property was added. The Applicant stated that they will not only provide an easement but will also run the pipe to the adjacent property through the easement. The Board confirmed there is a left turn lane about 150' long. The Board unanimously recommended approval with conditions. The preliminary plat is substantially similar to the sketch plan; therefore 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: Council member Smith made a motion to approve the Preliminary Plat/Construction Plans for Weddington Glen Subdivision with the following conditions:

- The Applicant must provide approvals from all local, state, and federal agencies prior to commencing construction.
 - The maintenance plan and agreement shall be reviewed by the town attorney
- And to adopt the Land Use Plan Consistency Statement as follows:

The Land Use Plan designates the property as Conservation Residential. The subdivision is consistent with the Land Use Plan as it promotes conservation area, view shed buffers and open space. It is reasonable in that alternative lot sizes accommodates a variety of age and income groups yet ensures new residential development consisting of single family homes and is providing buffering along adjacent properties.

Vote: The motion passed with a unanimous vote

10. OLD BUSINESS

A. Discussion of Amanda Drive Extension

Ms. Thompson presented the staff report: The Council adopted the Local Area Regional Transportation Plan (LARTP) in 2009. The LARTP included Amanda Drive Extension as a thoroughfare from Weddington Matthews Road to Forest Lawn Drive. The plan for Vintage Creek Subdivision included a connection to existing Amanda Drive. That final plat was approved in 2015. The Amanda Drive Extension minor thoroughfare was added to the CTP adopted by the CRTPO in 2012. The Falls Subdivision routes Amanda Drive Extension through the neighborhood due to two stream crossings. After construction began in Vintage Creek, concerns were raised from a few adjacent neighbors residing in Mandy's Plantation over topography, the need for a retaining wall in the right of way, the inability to get a temporary construction easement, existing conditions of Amanda Drive included road width and speeding issues, cut through traffic, and the status of it being classified as a minor thoroughfare. Staff is requesting Council to discuss the extension and provide direction for any changes to the plans, if needed.

Mayor Callis stated that the Amanda Drive Extension that was initially put on the LARTP doesn't appear to be the Amanda Road Extension that is what is here today. She doesn't think connecting

the road through a neighborhood is a good idea. She has heard the concerns of several residents. She believes the risk outweighs the benefits.

Council member Perryman stated that the plan is substantially different from what it is now. Based on that alone, it is questionable whether that should be there.

Council member Buzzard stated that just as a point of reference, Rea Road Extension is significantly different from the original plan as well.

Council member Smith stated that Rea Road Extension is not going through a neighborhood and is designated a major thoroughfare. He stated that he sees no reason to pursue this.

Mayor Pro Tem Propst stated that she has spoken with some residents of Amanda Drive and the original intent is no longer present. She does not support a cut through road through a neighborhood.

Council agreed to direct Staff to move forward with the process of eliminating the Amanda Drive Extension.

B. Discussion of Town Survey

Robin Byers from Benchmark was present to discuss the Town Survey. Ms. Byers and Ms. Thompson have discussed the language of the questions to make it more user-friendly. The open ended questions can add examples; however it may lead the answers.

Council member Perryman asked what a solid sampling should be the Town's goal? Ms. Byers stated that a 15-30% response rate is the goal. She stated social media is the best way to get the survey advertised. The link for the survey can be sent to HOAs and put in the town newsletter and on the website.

Mayor Pro Tem Propst asked how to ensure there are no repeat respondents. Ms. Byers answered that technology that is being used will look at IP addresses. There can only be 1 answer per 1 IP address. There are ways to take the survey more than once, but the responses will show that trend.

Council member Perryman asked how long the survey will be left open. Ms. Byers explained that Benchmark will monitor it. It could be 3-6 weeks. The best way to boost interest is to advertise on social media.

Mayor Callis asked how the Town can keep non-residents from responding to the survey. Ms. Byers stated that there are ways to safeguard that. The first question on the survey is "What Subdivision do you live in"?

Mayor Callis asked what the timeline was for the survey. Ms. Byers answered that from beginning to the end, they planned a 4 month long process. She stated to plan to keep the survey open about 6 weeks, and then from the time the survey closes to the results, about a 2 week turn around.

The Council agreed to get their input on the questions back to staff by the following Monday,

February 19.

11. NEW BUSINESS

A. Discussion of Donation Box Ordinance

Mayor Callis explained that she asked Ms. Thompson to put this on the agenda because residents have been asking about the blue donation boxes that have appeared within Town limits.

Ms. Thompson stated that there are two of these boxes in Weddington. The Town needs to define them and list them as an accessory use only permissible in certain districts, to allow for the Town to regulate them. Property owners are not responsive when Ms. Thompson calls about the boxes being removed. Notations of violations will be sent to the landowner. She suggested a text amendment.

Council agrees to send this to the Planning Board for consideration.

B. Discussion and Consideration of Median Landscaping Repairs/Replacement

Mayor Pro Tem Propst presented the quotes (*hereby submitted for the record*) from Unity Landscaping for replacing the blighted and destroyed plants on Providence Road.

Motion: Mayor Pro Tem Propst made a motion to approve median landscaping as quoted except for the item for behind the rear of Town Hall.

Ms. Gaylord stated that this isn't currently in the budget as a line item, but we do have the capital expenditures line item, which is in the same department. That can be used.

Vote: The motion passed with a unanimous vote.

12. UPDATE FROM TOWN PLANNER

Ms. Thompson presented the update. The Town received an application for the final phase of the Falls Subdivision. We also received an application to rezone property at the corner of Reid Dairy Road and Rea Road. It is a portion of a larger lot. The Applicant is looking to subdivide from the whole property and rezone from R60 to R40 and then apply for a conditional rezoning for a new fire department. It will be going to the Planning Board this month.

13. CODE ENFORCEMENT REPORT (*report hereby submitted for the record*)

Council member Smith asked if closed cases should be removed from the Code Enforcement Report. Specifically item numbers 5, 6, and 7 have already been resolved. Ms. Thompson also added number 3 to be removed from future reports if no new violations.

14. UPDATE FROM FINANCE OFFICER AND TAX COLLECTOR

Ms. Gaylord presented the update. The auditors will present the audit at March meeting. Council will take an initial look at the 2017-2018 budget at the retreat. Mayor Pro Tem Propst asked for clarification on the beer and wine tax and subdivision fees. Ms. Gaylord answered that beer and wine tax comes in May and The Falls subdivision fees are not included in the current amounts.

15. TRANSPORTATION REPORT

Mayor Callis stated that she attended the UC quarterly CRTPO meeting. Stuart Basham reported that there is a new state funding source: a high impact/low funding project. It will be designated annually to the state divisions-a total of \$24 million divided among all divisions. That would be 1.7 million dollars for Division 10, which includes Weddington.

Council member Buzzard stated that Town should work with the County and NCDOT to compile a list of possible projects.

16. MOVE INTO CLOSED SESSION PURSUANT TO NCGS 143-318.11 (A)(3) To Consult with Attorney on Matters Protected By Attorney-Client Privilege Relating to Town of Weddington Versus Cox Motorsports

Motion: Council member Smith made a motion to convene in closed session pursuant to NCGS 143-318.11 (a)(3) To Consult with Attorney on Matters Protected by Attorney Client Privilege Relating to Town of Weddington versus Cox Motorsports

Vote: The motion passed with a unanimous vote.

Reconvene into Open Session

Mayor Callis called the meeting back to order at 9:01 p.m.

17. COUNCIL COMMENTS

Mayor Pro Tem Propst: Thanks everybody for coming out.

Council member Smith: Landscaping usually falls under facilities management; I just want to thank Janice for taking that over.

Council member Perryman: I want to hit hard with this survey. I've got some ideas. We need to get more than 600 out of 12,000 to fill out this survey.

18. ADJOURNMENT

Motion: Council member Perryman made a motion to adjourn the February 12, 2018 Regular Town Council Meeting at 9:02 p.m.

Vote: The motion passed with a unanimous vote.

Elizabeth Callis, Mayor

Adopted: _____

Karen Dewey, Clerk

DRAFT

TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING-RETREAT
SATURDAY FEBRUARY 24, 2018 – 8:30 A.M.
FIRETHORNE COUNTRY CLUB
MINUTES
PAGE 1 OF 5

Mayor Callis opened the Special Meeting at 8:30 a.m.

Quorum was determined with Mayor Elizabeth Callis, Mayor Pro Tem Janice Propst, and Councilmembers Scott Buzzard and Mike Smith in attendance.

Councilmember Jeff Perryman was absent.

Staff in attendance: Town Administrator/Planner Lisa Thompson, Town Clerk Karen Dewey, Finance Officer Leslie Gaylord

ADOPTION OF AGENDA

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

Vote: The motion passed with a unanimous vote.

ADMINISTRATIVE ITEMS

A. Review of Successes and Priorities

Council Reviewed Action Items from the 2017 Council retreat and identified completed items, ongoing items, and items to monitor and resolve as they come up. The following items were left on the action item list for this upcoming year:

- Continue to get car counts and speed data to be able to give to NCDOT to support the Town's transportation needs (as needed)
- Town Survey (in the works)
- Review the Town's roadway priorities to determine if they are on the LARTP or if they need to be added or removed (on going)
- Identify other areas in Town to consider streetlights (as needed)
- Consider expanding the loop from the downtown area down 84 to Rea Road Extension and back down Providence Road (future consideration)
- Town to be a facilitator between neighborhoods wanting water and the County, but Town will not serve as funding agent. Mayor Callis to communicate with County to determine options to help facilitate.
- Engage landowners in the downtown overlay district to discuss the vision of downtown area. Review if a single developer can work with various property owners to develop a coordinated plan (sewer is an issue). Strengthen vision encompassed in the downtown overlay district to try to make it more cohesive
- Strengthen vision of downtown overlay district and coordinate with Planning Board to make sure ordinances appropriately convey that vision.
- Town Administrator/Planner to get price for excess right of way in front of the gymnasium. Not a priority.
- Install sink for staff use in the current deputy office
- Continue working on electrical and plumbing inspections of Town Hall

- Ongoing review of Minimum Lot Size requirements

B. Mayor/Council/Administrator mode of communication for internal and public purposes

The Council discussed the need to inform each other of any meetings involving a Council member and other officials being held at town hall.

There was discussion regarding the differences between the Sunshine list and the Residents list. The Sunshine list is mandated by general statute and includes any individual, newspaper, wire service, radio station, and television station that has filed a written request with the Town Clerk for notice of all special meetings of the Council. Requests by individuals must be renewed by the last day of each calendar quarter and are subject to a \$10.00 nonrefundable annual fee; requests by news organizations must be renewed annually by January 1 of each year and are not subject to any fee. Where notices of special meetings are provided electronically by email, no fees shall be charged. Staff indicated that the no one is listed on the Town's sunshine list.

The Residents list is compiled by residents opting in to town email list on the town website. All communication is done as a courtesy, meaning not mandated by general statute or rules of procedure. Residents receive emails with all regular meeting agendas and notices of Public Involvement Meetings and town events.

The Council requested that staff use the resident's list to email all notices and treat it like the sunshine list, even though it's not mandatory.

C. Review of Town Policies

The Council discussed the current Facebook policy which only allows staff to post information related to town events. They agreed to consider changes to the policy to allow additional posts on the Town's Facebook page. They also discussed additional social media outlets, like NextDoor but didn't feel it was necessary at this time.

The Council held a brief discussion of website posts and allowing Staff more flexibility to post information, news and updates.

The Council agreed to table the discussion of the other office policies to a later date.

ROADS

A. LARTP and General Road Discussion

Council held a general discussion on roads. They believe Antioch Church Road should be considered a major thoroughfare on the Western Union County LARTP. They agreed to have a continuing discussion of road priorities with Union County and get their position on the process of updating their maps and coordinate with them. Mayor Pro Tem Propst suggested that she communication with Wesley Chapel and Marvin to work with prioritizing Newtown Road.

B. Discussion and Consideration of Reimbursement Agreement with NCDOT for sidewalks along Rea Road Extension TIP U-6090

The reimbursement for sidewalks along Rea Road Extension was discussed. Concern about splitting the cost of overruns with no cap was expressed.

The Reimbursement Agreement included in the meeting packet was for the Tilley Morris Roundabout and will be considered at a later date. Councilmember Buzzard stated that he believed the money wasn't due from the Town until construction. He will check with Scott Cole from NCDOT for an extension of the deadline for the Tilley Morris agreement.

TOWN SERVICES

A. Attorney Services

The Town received 5 proposals for attorney services. The Council agreed to interview all five during the week of March 5, 2018. The Council directed Ms. Gaylord to calculate the hourly monthly average without litigation charges, over the past 3 years. They agreed to narrow the selection to two applicants after the interviews before holding a discussion in closed session. The Council will decide which members are available to interview and when, and will let Ms. Thompson know.

B. Town Property – Engineer Report/Master Plan/Shopping Center Access Road

The Council discussed the Matthews property. They received a structural engineer's report to help make a determination on whether to keep the home located on the property. The report did not show significant issues and the council agreed to obtain 3 or 4 estimates on the cost to make the house structurally sound and possibly add a room to the upstairs. They discussed prioritizing making the house structurally sound before deciding what to use it for.

The Council discussed the master plan for the downtown area, and agreed that Council member Buzzard will meet with the property owners, to discuss closure of the access road behind Harris Teeter, the Providence Rd and Weddington Matthews Connector Road, and what they envision for that area.

C. Town Events and Newsletter

The Council discussed the Town events and gave suggestions to for articles in the upcoming Town Newsletter.

TOWN BUDGET

A. Fiscal Year 2018 -2019 Preliminary Budget Discussion

The Council held a preliminary budget discussion. They discussed the Food Truck Friday event budget. They agreed to include the Matthews property for future ground maintenance. Councilmember Smith stated that he would get a cost and timeframe for mold cleanup and electrical repairs in Town Hall. He also requested 2 new radar trailers be considered.

Ms. Thompson stated that the IT contract expires in August and she would like to look at reducing costs and possibly going out for a RFP. This may require Town costs to get its own server. Ms. Thompson also stated that a price (50% of the premium) for adding a child to the medical insurance was added for

their review. Currently the town covers 100% of the employee only. They discussed adding an hour to Deputy Clerk Janet Peirano's work schedule and adding a retirement benefit for her.

The Council agreed that the 4 hours per week paid to the inspection contractor was very beneficial. They also agreed to notify Unity Landscaping of a non renewal of their contract. The Council also discussed adding a paid photographer to cover Town events. Should everything above be a bulleted list?

PLANNING

A. Minimum Lot Size and Width

The Council discussed concerns over with minimum lot size and width. They agreed that the issue is the closeness of the homes to each other and adding to the lot size wouldn't accomplish mitigating that concern. They discussed the consequences of changing the lot width will have on the conservation subdivision and discussed the possibility of getting a land professional to come and consult them on adverse effects these changes would have on a subdivision.

They requested that when a sketch plan comes to the Planner, a few council members would like to look at it to give feedback on the overall design, without taking official review responsibility. They believed it's hard and at times unfair to make major changes to the plans after the engineering is completed which is when the council first sees the subdivision.

The Council discussed flexibility of changing viewshed buffers. They agreed to take a look at the options.

B. Land Use Plan – 5 Year

The Council agreed to readopt or change the Land Use Plan after seeing the results from the Town Survey.

C. Extra Territorial Jurisdiction

The Council discussed the probability of ETJ being approved by the County. They agreed to ask Union County.

D. Other text/ordinance amendments or needs

Council come up with vision for downtown and conveys their ideas to Planning Board to ensure ordinances cover their vision

REVIEW KEY OBJECTIVES AND ASSIGNMENTS

ADJOURNMENT

Motion: Councilmember Smith made a motion to adjourn the February 24, 2018 Town Council Special Meeting at 12:35 p.m.

Vote: The motion passed with a unanimous vote.

Adopted: _____

Elizabeth Callis, Mayor

Karen Dewey, Clerk

DRAFT



Presentation of Planned Use
at
5207 Weddington Rd.

Presented by
Arborbrook Board of Directors

I. Meeting Goal

Arborbrook Christian Academy (Arborbrook) desires to seek council review of the 10 acre zoning requirement for schools in the Town of Weddington. Arborbrook intends to purchase the subject parcel for the purpose of establishing a satellite location to operate a small population of students and staff.

II. Parcel Information

Applicant/Purchaser Name: Arborbrook Christian Academy
 Seller Name: Crossroads Church c/o Mark Appleyard
 Parcel ID#: 06069021
 Acreage: 3.12
 Property Location: 5207 Weddington Rd. Wesley Chapel, NC

III. Arborbrook Christian Academy Overview

Arborbrook Christian Academy began in 2005 with 40 students. Birthed as a vision of four couples, Arborbrook was created to be a Christian school in western Union County educating students using Charlotte Mason's philosophies. Over the last 13 school years, we have seen substantial growth and expansion of our program to include arts, athletics, outdoor ed days, field trips, and technology in the upper school.

Earning accreditation from Christian Schools International (CSI) and AdvancEd in 2016, Arborbrook continues to grow to provide an excellent education for our students while maintaining our core values. We currently have 231 students enrolled K-12.
 Our school currently offers classes from 8:30am to 3:00pm, Monday through Thursday.

For more information on Arborbrook visit: www.arborbrook.org

IV. Project Overview

Arborbrook seeks to purchase the Crossroads Church property to serve as an education facility space serving grades 9-12. This location will operate with no more than 75 students, 10 staff members' onsite and a projected number of 30 cars parked onsite during the hours of operation. There will be no school bus transportation used for this location. The Crossroads Church property is less than 3 miles from the primary location. Arborbrook also believes that the planned use fits in with the current parcels usage surrounding the property. Consideration was given to the fact that other private schools in the town jurisdiction are occupying Church buildings to some capacity.

Given the considerations above; an agreement has been reached by Arborbrook and Crossroads Church to proceed with the sale of the property. However, in early February upon engaging an Engineer, Arborbrook discovered that there was a 10 acre minimum rule for schools in the Town of Weddington.

Since Arborbrook plans to only operate at this location with a small population of students, the desire is to seek a text amendment to amend the 10 acre rule.

V. Options for Use

Arborbrook sees 2 options in which it can operate on the property.

Option 1: Utilize the existing building with a 10 plex Modular unit that will tie in directly behind the existing building. Arborbrook plans to have exterior up fit completed to be aesthetically pleasing and integrate with the existing building. Arborbrook has already engaged a Modular Design & Engineering firm to consult on this process. Case studies have been explored to ensure that the 10 plex will integrate well with the planned use for this site.

Option 2: Utilize existing building in conjunction with additional construction to accommodate the need for additional space.

Operations Plan

- Hours of Operation: Monday – Thursday 8:30 – 3:00
- No. of proposed students – 75
- No. of proposed cars – 30
- Bus Transportation – None
- Nighttime Operations – Seldom
- Weekend Operations – Rare/Occasionally (Crossroads Church may use the space for Church gatherings)
- Consideration of Neighbors – Arborbrook would not impede on the operations and traffic flow for the Optimist Park or Southbrook Church due to our hours of operations. Because there is a small population of student drivers and staff there would be no need for a Police or Traffic Officer to be in place. Arborbrook would partner with Southbrook Church and Optimist Park to leverage the space for community events if the need shall arise.

VI. Project Plan

Arborbrook has already obtained a building inspection, survey, and engineering assessment for the site. Arborbrook plans to invest in the improvements and beautification of the current site upon sale and approval of all required permits. At a minimum, Arborbrook will do the following improvements to the site.

Exterior Improvements

- Expand and repair existing driveway (See proposed Site Plan)
- Restripe parking to include up to code ADA compliant parking spaces and railings for the stairway
- Install landscaping and gardening as needed
- Install privacy barriers as needed
- Other improvements as needed

Interior Improvements

- Upgrade electrical and exit lighting signs to meet current code
- Upgrade entrance and exit doors
- Upgrade Bathrooms to be ADA compliant
- Other improvements as needed

Exhibit A: Site Plan Package – Existing conditions survey, preliminary site plan, and preliminary rendering.

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT ON THE 15TH DAY OF MARCH 2014, I, THE SURVEYOR, HAVE PERSONALLY CONDUCTED A SURVEY OF THE PROPERTY SHOWN HEREON, AND THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF THE SAME AS THE SAME APPEARS TO ME.



LEGEND

- EP - EDGE OF PAVEMENT
- ER - EXISTING IRON ROD
- NR - NEW IRON ROD
- LP - LIGHT POLE
- NY - NYLON LINE
- PP - POWER POLE
- RP - REINFORCED CONC. PIPE
- GR - GAS MAIN
- OWH - OVERHEAD POWER LINE
- R/W - RIGHT-OF-WAY
- OW - OUY WIRE
- WM - WATER METER
- WV - WATER VALVE
- TD - TELEPHONE BOX
- PD - FIBER OPTIC MARKER

- ULI - UNDERGROUND TELL LINE
- ULW - UNDERGROUND WATER LINE
- SM - SEPTIC MANHOLE
- UGS - UNDERGROUND SEWER LINE
- CM - GAS METER
- HWC - HEATING AND AIR UNIT
- PM - POWER METER
- WM - WATER METER
- UPH - UNDERGROUND POWER LINE
- LT - LAND
- STA - STORAGE
- BLA - BUILDING
- TEN - TEMPORARY BENCHMARK
- AGS - NO GEODETIC SURVEY
- SPC - STATE PLANE COORDINATES
- NAD - NORTH AMERICAN DATUM

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT.
2. E. PANEL WOOTEN, NO. 15, DOES NOT CLAIM ANY RIGHTS IN THE SURVEYED PROPERTY.
3. WEDDINGTON ROAD, SHOWN HERE ON, WAS SURVEYED BY THE TOWN OF WEDDINGTON, LAST REVISED MARCH 21, 2014, AND MAY BE SUBJECT TO FUTURE 100' RIGHT-OF-WAY (50' EACH SIDE OF CENTERLINE).
4. ELEVATIONS BASED ON 100' MONUMENT UNION HH82.
5. LOCATION OF UNDERGROUND UTILITIES ARE SHOWN HERE ON, BUT ARE NOT TO BE CONSIDERED AS GUARANTEED BY WOOTEN SURVEYING & ASSOCIATES. ALL UNDERGROUND UTILITIES WERE MARKED AS OBSERVABLE UTILITIES AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

SETBACK PER ZONING:

ZONING - R40
MINIMUM FRONT SETBACK: 15 FEET
MINIMUM SIDE YARD: 50 FEET
MINIMUM REAR YARD: 40 FEET

(REFER TO TOWN OF WEDDINGTON ZONING ORDINANCES)

WEDDINGTON OPTIMIST CLUB
1101 9TH ST. S.W.
WEDDINGTON, NC 27641-5115

WEDDINGTON OPTIMIST CLUB
1101 9TH ST. S.W.
WEDDINGTON, NC 27641-5115

NO.	DATE	BY	REVISION

BOUNDARY & TOPOGRAPHICAL SURVEY
BEING THE
CROSSROADS CHURCH NC PROPERTY
PREPARED FOR:
ARBORCROOK CHRISTIAN ACADEMY
2807 WEDDINGTON ROAD
TOWN OF WEDDINGTON
UNION COUNTY, NORTH CAROLINA
DEED: 8319-841
Tax Number: 05-088-827

WOOTEN SURVEYING & ASSOCIATES

NC-PLS L-4341
119 SMITH CIRCLE
MATTHEWS, NC 28104
(800) 328-2877

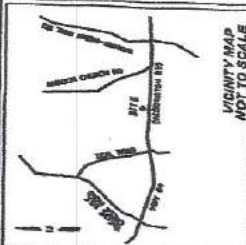
DWOOTEN@WOOTENSURVEYING.COM
WWW.WOOTENSURVEYING.COM

TOTAL AREA
128,743 SQ. FT.
2.92 ACRES

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION.

SCALE:



VICINITY MAP
NOT TO SCALE

HIGHWAY 84 - WEDDINGTON ROAD

(SEE PUBLIC R/W - SEE PAGE 3)

HIGHWAY 84 - WEDDINGTON ROAD

N 86°51'15" W 189.96'

S 46° 13' 39" W 252.50

75 FRONT SETBACK

DRIVE

N 16° 58' 21" E 525.28

PRELIMINARY

PRELIMINARY SITE PLAN

 $\tau = 20$

MARCH 5, 2018

GRAPHIC SCALE

EXISTING BLDG
ONE STORY
4800 SQ. FT.
FFE 593.26
40.0

NEW ONE STORY
CLASSROOM BUILDING

UPPER PARKING

LOWER PARKIN

S 71° 12' 52" E 275.10

PROJECT NAME: **Arborbrook Christian Academy**

6207 Weddington Road
Wesley Chapel, North Carolina

FOR HEAVEN

SHEET TITLE

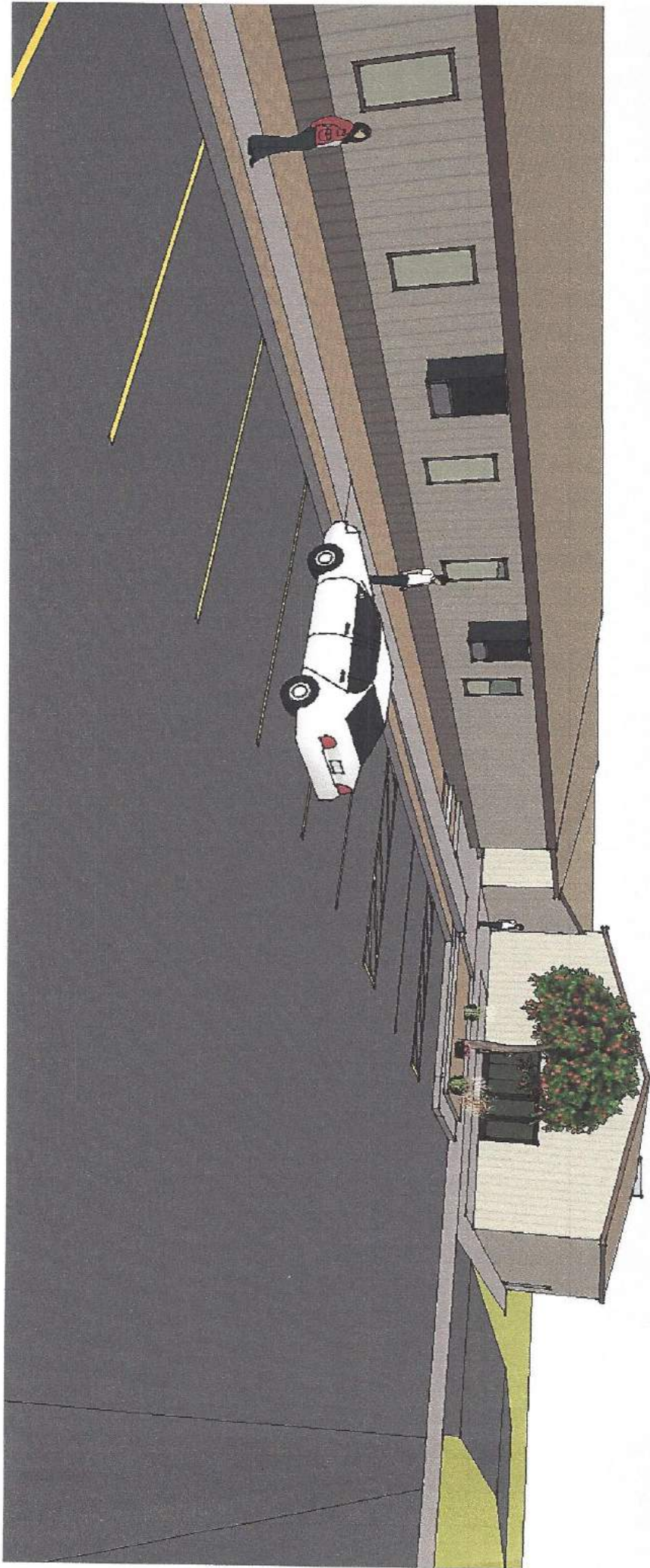
PRELIM. SITE PLAN
10 Plex

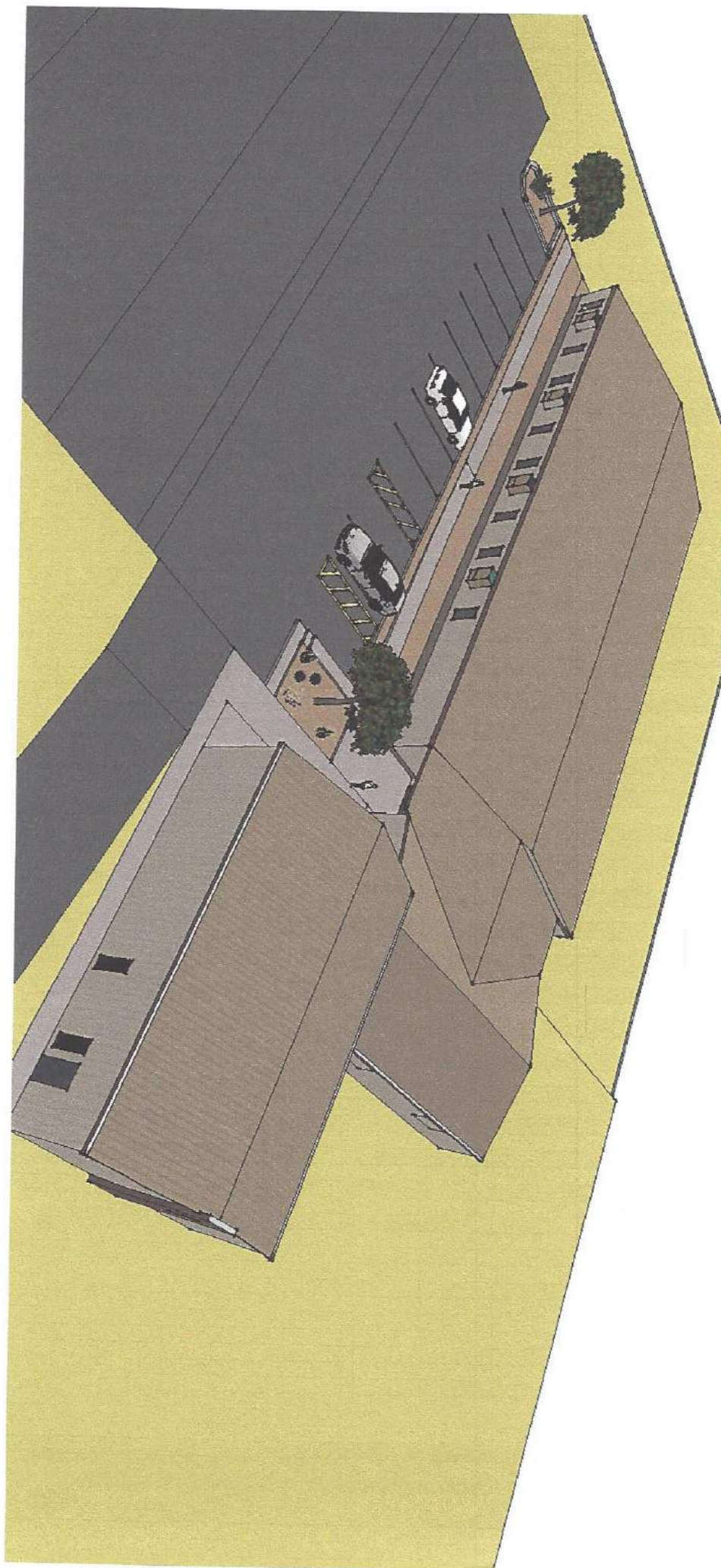
ROLL NO. SHEET NO.

AS-101

 **Richard L. Hawkins**
Architect
NCAAS

8815 Richmond Road Charlotte, NC 28215
t: 704.577.0275 a: rhaw@rhlh.com





**TOWN OF WEDDINGTON
ESTIMATED TOWN OPERATING BUDGET
FY2019**

	<u>FY2017 ACTUAL</u>	<u>FY2018 AMENDED BUDGET</u>	<u>ACTUAL AS OF 2/28/18</u>	<u>PROJECTED 6/30/2018</u>	<u>PRELIMINARY OPERATING BUDGET FY2019</u>
REVENUE:					
10-3101-110 AD VALOREM TAX - CURRENT	1,016,025.07	1,025,000.00	1,037,343.49	1,035,000.00	1,065,000.00
10-3102-110 AD VALOREM TAX - 1ST PRIOR YR	2,836.76	3,000.00	1,964.80	3,250.00	3,000.00
10-3103-110 AD VALOREM TAX - NEXT 8 YRS PRIOR	2,865.32	1,000.00	-13.56	1,000.00	1,000.00
10-3110-121 AD VALOREM TAX - MOTOR VEH CURRENT	87,715.45	89,000.00	56,468.76	90,500.00	92,500.00
10-3115-180 TAX INTEREST	3,381.50	2,250.00	1,379.03	2,250.00	2,250.00
10-3231-220 LOCAL OPTION SALES TAX REV - ART 39	326,988.99	320,000.00	174,059.99	336,250.00	335,000.00
10-3322-220 BEER & WINE TAX	46,728.11	45,000.00	0.00	45,000.00	45,000.00
10-3324-220 UTILITY FRANCHISE TAX	459,898.01	460,000.00	228,599.09	457,500.00	460,000.00
10-3340-400 ZONING & PERMIT FEES	42,813.00	35,000.00	32,737.50	35,000.00	10,000.00
10-3350-400 SUBDIVISION FEES	44,180.00	40,000.00	19,965.00	40,000.00	
10-3830-891 MISCELLANEOUS REVENUES	36,457.24	1,000.00	1,487.66	1,750.00	1,000.00
10-3831-491 INVESTMENT INCOME	6,760.40	5,000.00	4,702.28	9,500.00	7,500.00
TOTAL REVENUE	2,076,649.85	2,026,250.00	1,558,694.04	2,057,000.00	2,022,250.00
GENERAL GOVERNMENT EXPENDITURE:					
10-4110-126 FIRE DEPT SUBSIDIES	711,710.04	737,560.00	488,704.00	737,560.00	737,560.00
10-4110-127 FIRE DEPT CAPITAL/BLDG MAINTENANCE	65.00	5,000.00	65.00	1,000.00	
10-4110-128 POLICE PROTECTION	257,001.00	264,175.00	198,130.50	264,175.00	264,175.00
10-4110-192 ATTORNEY FEES - GENERAL	68,132.05	85,000.00	60,131.00	85,000.00	60,000.00
10-4110-193 ATTORNEY FEES - LITIGATION	15,560.14	135,000.00	136,943.24	135,000.00	
10-4110-195 ELECTION EXPENSE	0.00	10,000.00	9,899.29	10,000.00	3,500.00
10-4110-340 PUBLICATIONS	5,075.46	9,000.00	2,914.98	9,300.00	12,000.00
10-4110-341 WEDDINGTON FESTIVAL	(3,868.02)	0.00	0.00	0.00	
10-4110-342 HOLIDAY/TREE LIGHTING	4,265.38	6,500.00	7,874.99	8,000.00	
10-4110-343 SPRING EVENT	0.00	3,750.00	0.00	3,750.00	
10-4110-344 OTHER COMMUNITY EVENTS	1,524.73	1,000.00	61.20	1,000.00	
10-4110-495 PUBLIC SAFETY	0.00	1,500.00	0.00	1,000.00	
TOTAL GENERAL GOVT EXPENDITURE	1,059,465.78	1,258,485.00	904,724.20	1,255,785.00	1,077,235.00
ADMINISTRATIVE EXPENDITURE:					
10-4120-121 SALARIES - CLERK	53,659.81	22,000.00	14,623.88	22,000.00	22,500.00
10-4120-123 SALARIES - TAX COLLECTOR	43,399.50	47,250.00	28,767.08	45,000.00	48,500.00
10-4120-124 SALARIES - FINANCE OFFICER	19,319.28	14,500.00	7,006.56	12,000.00	12,500.00
10-4120-125 SALARIES - MAYOR & TOWN COUNCIL	25,200.00	25,200.00	16,800.00	25,200.00	25,200.00
10-4120-181 FICA EXPENSE	10,830.02	8,500.00	5,140.13	7,975.00	8,500.00
10-4120-182 EMPLOYEE RETIREMENT	13,211.26	10,930.00	5,615.14	10,275.00	8,250.00
10-4120-183 EMPLOYEE INSURANCE	17,162.96	12,780.00	8,117.50	12,375.00	12,750.00
10-4120-184 EMPLOYEE LIFE INSURANCE	259.84	175.00	100.80	150.00	175.00
10-4120-185 EMPLOYEE S-T DISABILITY	192.00	175.00	96.00	150.00	175.00
10-4120-191 AUDIT FEES	8,300.00	8,750.00	8,300.00	8,300.00	8,750.00
10-4120-193 CONTRACT LABOR	31,924.97	9,000.00	4,650.00	9,000.00	
10-4120-200 OFFICE SUPPLIES - ADMIN	8,895.03	10,000.00	4,153.54	10,000.00	7,500.00
10-4120-210 PLANNING CONFERENCE	512.16	1,500.00	0.00	750.00	500.00
10-4120-321 TELEPHONE - ADMIN	2,465.33	3,500.00	1,148.14	2,500.00	3,000.00
10-4120-325 POSTAGE - ADMIN	1,751.76	2,000.00	900.00	2,000.00	2,000.00
10-4120-331 UTILITIES - ADMIN	4,578.05	4,725.00	3,516.43	6,050.00	6,000.00
10-4120-351 REPAIRS & MAINTENANCE - BUILDING	27,318.00	37,500.00	500.00	37,500.00	7,500.00

**TOWN OF WEDDINGTON
ESTIMATED TOWN OPERATING BUDGET
FY2019**

	<u>FY2017 ACTUAL</u>	<u>FY2018 AMENDED BUDGET</u>	<u>ACTUAL AS OF 2/28/18</u>	<u>PROJECTED 6/30/2018</u>	<u>PRELIMINARY OPERATING BUDGET FY2019</u>
10-4120-352 REPAIRS & MAINTENANCE - EQUIPMENT	56,313.76	60,000.00	48,606.53	62,650.00	65,000.00
10-4120-354 REPAIRS & MAINTENANCE - GROUNDS	53,632.85	93,250.00	36,505.50	92,000.00	40,000.00
10-4120-355 REPAIRS & MAINTENANCE - PEST CONTRL	1,410.00	1,000.00	666.80	775.00	1,500.00
10-4120-356 REPAIRS & MAINTENANCE - CUSTODIAL	5,460.00	6,000.00	3,380.00	5,800.00	6,000.00
10-4120-500 CAPITAL EXPENDITURES	593,250.00				
10-4120-370 ADVERTISING - ADMIN	777.44	1,000.00	223.63	750.00	1,000.00
10-4120-397 TAX LISTING & TAX COLLECTION FEES	-404.03	250.00	(405.66)	0.00	250.00
10-4120-400 ADMINISTRATIVE:TRAINING	1,851.50	4,000.00	3,102.50	4,000.00	4,000.00
10-4120-410 ADMINISTRATIVE:TRAVEL	5,572.60	5,000.00	3,642.17	5,000.00	5,000.00
10-4120-450 INSURANCE	13,533.28	15,750.00	13,261.75	14,000.00	15,000.00
10-4120-491 DUES & SUBSCRIPTIONS	18,520.92	16,000.00	14,516.97	18,475.00	19,500.00
10-4120-498 GIFTS & AWARDS	1,102.81	3,000.00	400.62	2,000.00	3,000.00
10-4120-499 MISCELLANEOUS	7,388.41	5,000.00	5,416.24	7,450.00	8,000.00
TOTAL ADMINISTRATIVE EXPENSE	1,027,389.51	428,735.00	238,752.25	424,125.00	342,049.99
PLANNING & ZONING EXPENDITURE:					
10-4130-121 SALARIES - PLANNER/ADMINISTRATOR	50,036.04	71,500.00	47,685.09	71,500.00	70,000.00
10-4130-122 SALARIES - ASST ZONING ADMINISTRATOR	4,019.18	2,950.00	530.40	1,000.00	2,500.00
10-4130-123 SALARIES - ADMINISTRATIVE ASSISTANT	15,985.32	17,000.00	10,117.70	15,250.00	16,750.00
10-4130-124 SALARIES - PLANNING BOARD	4,850.00	5,200.00	3,200.00	5,000.00	5,200.00
10-4130-125 SALARIES - SIGN REMOVAL	2,923.48	3,500.00	2,040.47	3,500.00	4,000.00
10-4130-181 FICA EXPENSE - P&Z	5,938.14	7,750.00	4,845.60	7,350.01	7,500.00
10-4130-182 EMPLOYEE RETIREMENT - P&Z	9,330.41	11,200.00	7,285.62	13,300.00	12,000.00
10-4130-183 EMPLOYEE INSURANCE - P&Z	14,206.00	12,780.00	8,114.50	12,165.00	12,750.00
10-4130-184 EMPLOYEE LIFE INSURANCE - P&Z	192.64	250.00	156.80	250.00	250.00
10-4130-185 EMPLOYEE S-T DISABILITY - P&Z	84.00	175.00	96.00	150.00	175.00
10-4130-193 CONSULTING	16,066.23	32,000.00	8,780.35	29,175.00	18,000.00
10-4130-194 CONSULTING - COG	4,405.00	10,000.00	5,961.25	8,000.00	
10-4130-200 OFFICE SUPPLIES - PLANNING & ZONING	8,422.80	5,000.00	3,284.70	5,000.00	5,000.00
10-4130-201 ZONING SPECIFIC OFFICE SUPPLIES	0.00	2,500.00	0.00	1,000.00	2,500.00
10-4130-215 HISTORIC PRESERVATION	249.46	1,000.00	73.08	250.00	
10-4130-220 INFRASTRUCTURE	0.00	145,000.00	0.00	121,000.00	
10-4130-321 TELEPHONE - PLANNING & ZONING	2,465.47	3,500.00	1,338.28	2,500.00	3,000.00
10-4130-325 POSTAGE - PLANNING & ZONING	1,706.67	2,000.00	900.00	2,000.00	2,000.00
10-4130-331 UTILITIES - PLANNING & ZONING	4,623.30	4,725.00	3,625.33	6,050.00	6,000.00
10-4130-370 ADVERTISING - PLANNING & ZONING	735.82	1,000.00	223.64	750.00	1,000.00
TOTAL PLANNING EXPENSE	146,239.96	339,030.00	108,258.81	305,190.00	168,625.00
TOTAL EXPENDITURES	2,233,095.25	2,026,250.00	1,251,735.26	1,985,100.00	1,587,909.99
NET OPERATING REVENUES/(EXPENDITURES)	(156,445.40)	0.00	306,958.78	71,899.99	434,340.01

1 cent tax = approximately \$195,000

**TOWN OF WEDDINGTON
NON-OPERATING EXPENDITURES**

		PROPOSED FY2019	APPROVED FY2018
ESTIMATED OPERATING REVENUES		<u>434,340.01</u>	
<u>Proposed non-recurring revenues</u>			
Zoning & Permit Fees		25,000.00	25,000.00
Subdivision Fees			
Currently in discussions			
Future unidentified		40,000.00	40,000.00
TOTAL ADJUSTED OPERATING REVENUES		<u>499,340.01</u>	
<u>Proposed non-operating expenditures to be funded</u>			
WCVFD	Fire service contract increase based on estimated ad valorem increase (3%)	22,000.00	21,346.00
	Audit	4,500.00	4,500.00
	Building maintenance	2,500.00	10,000.00
Police	Estimated Increase in contract price (estimated at 3% actual for FY18)	7,925.00	7,175.00
Public Safety	New radar trailer		1,500.00
Attorney	Litigation	50,000.00	100,000.00
	New attorney estimated annual general rep +/- \$5k/mth		
Parks & Rec	Spring Event (B30Shredding)	350.00	750.00
	Festival -- upfront money		3,500.00
	Festival -- net		3,500.00
	Historic committee	1,000.00	1,000.00
	Tree lighting/Christmas cards & decorations	7,500.00	6,500.00
	Litter sweeps	250.00	250.00
	Deputies (Food Truck Fridays)	500.00	650.00
	Contract labor (i.e. patriotic banner installation, photographer, etc.)	2,000.00	100.00
	Food trucks	4,500.00	3,000.00
Office supplies	Ipads/laptops/etc	2,500.00	2,500.00
Grounds maintenance	Landscape upgrades/medians/roundabout		35,000.00
	Winter maintenance & mulching (every other year)		15,000.00
	Contract adjustments (auto renew contract will expire 6/30/19)		750.00
	New property - bushhog	3,500.00	3,105.00
Building Maintenance	Renovations		30,000.00
	Electrical repairs		
	Interior painting		
	Eagle Scout project		
Technology	IT service contract (expires 8/31/18)	10,000.00	
Consulting/	Code Enforcement contract	8,000.00	7,815.00
Contract Labor	Code Enforcement (funds for remedies)	3,500.00	2,185.00
	Planning Conference/Retreat mediator		1,500.00
	Survey		8,500.00
	USI Inspection	20,000.00	35,000.00
	Misc projects	5,000.00	
	R-CD consultant		
Salary adj	COLA/Merit/Bonus/Taxes/Benefits - (3%)	6,375.00	5,125.74
	Part-time clerk (20 hrs/week @ \$21/hr)		21,850.00
	Part-time administrative assistant (19 hrs/week @ \$16.5/hr)		16,800.00
	New hire payroll expenses		6,500.00
	Retirement benefits	2,587.50	
	Family medical insurance	2,950.00	
Capital Exp	Real property		
Infrastructure	Rea Road cost share reserve	140,000.00	40,000.00
	Cost participation for DOT projects	50,000.00	
	Tilley-Morris roundabout		120,000.00
Total cost of non-operating expenditures		<u>357,437.50</u>	
FUND BALANCE ASSIGNMENTS			
Capital Projects			
	Town Hall -- Buildings	\$45,000	\$45,000
	Town Hall -- Sidewalks	\$18,000	\$15,000
Infrastructure			
	Rea Road Improvements	\$35,000	\$100,000
	Other	\$65,000	\$89,500

WEDDINGTON CODE ENFORCEMENT REPORT

February, 2018

1. 404 Cottonfield Cir., James & Shannon Cox

- 2/28/18—Legal action successful. Illegal use to discontinue.

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
- 2/28/18—Deterioration continues, building still vacant and closed.

3. 4716 Weddington 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.
- 7/31/17—Dumpsters (5) on property. Owner instructed to remove them.
- 8/31/17—All dumpsters except 1 removed. Additional permit issued for 2nd living unit and meter attached at rear of house.
- 2/28/18—Monitoring; work progressing, slowly.

4. 2056 Meadow Run Dr.

- Utility building w/out permit and possible side yard encroachment; letter sent to owner
- 12/31/17--Permit obtained for building.
- 2/28/18—Side yard setback needs measured

5. 4915 Beulah Church Rd.

- Junk vehicles, old camper, old lawn mower and piles of limbs in yard; sent owner letter on 1/30/18. (town does not have over grown lot or cleanliness of land ordinance but am trying to use broad standards of zoning ordinance to get some clean up). No response from owner.

6. 325 Gatewood Ln.

- 2 junk vehicles at street in front of house. Tagged both vehicles and have sent property owner notice to remove vehicles.

FY 2017-2018

TOWN OF WEDDINGTON
BUDGET CHANGES REPORT

DATES: 07/01/2017 TO 06/30/2018

<u>REFERENCE</u>	<u>CHANGE NUMBER</u>	<u>DATE</u>	<u>INITIALS</u>	<u>ORIGINAL BUDGET</u>	<u>BUDGET CHANGE</u>	<u>AMENDED BUDGET</u>
10-4110-127 FIRE DEPARTMENT BLDG/MAINTENANCE						
RCLS TO LITIGATION	2132	02/28/2018	LG	10,000.00	-5,000.00	5,000.00
10-4110-192 ATTORNEY FEES - GENERAL						
RCLS TO LITIGATION	2133	02/28/2018	LG	90,000.00	-5,000.00	85,000.00
10-4110-193 ATTORNEY FEES - LITIGATION						
RCLS FROM GENERAL & INFRASTRUC	2134	02/28/2018	LG	100,000.00	35,000.00	135,000.00
10-4110-340 PUBLICATIONS						
RCLS TO LITIGATION	2135	02/28/2018	LG	12,000.00	-3,000.00	9,000.00
10-4110-341 WEDDINGTON FESTIVAL						
RCLS TO LITIGATION	2136	02/28/2018	LG	7,000.00	-7,000.00	0.00
10-4120-193 CONTRACT LABOR						
RCLS FROM CONSULTING	2138	02/28/2018	LG	0.00	9,000.00	9,000.00
10-4120-354 REPAIRS & MAINTENANCE - GROUNDS						
RCLS FROM CAPITAL EXPENDITURE	2140	02/28/2018	LG	58,250.00	35,000.00	93,250.00
10-4120-500 CAPITAL EXPENDITURES						
RCLS TO GROUNDS MAINT	2141	02/28/2018	LG	35,000.00	-35,000.00	0.00
10-4130-193 CONSULTING						
RCLS TO CONTRACT LABOR	2139	02/28/2018	LG	41,000.00	-9,000.00	32,000.00
10-4130-220 INFRASTRUCTURE						
RCLS TO LITIGATION	2137	02/28/2018	LG	160,000.00	-15,000.00	145,000.00
					<u>0.00</u>	

TOWN OF WEDDINGTON
BALANCE SHEET

Agenda Item
14.A.2.

FY 2017-2018

PERIOD ENDING: 02/28/2018

10

ASSETS

ASSETS

10-1120-000	TRINITY CHECKING ACCOUNT	1,175,184.66
10-1120-001	TRINITY MONEY MARKET	1,117,322.42
10-1170-000	NC CASH MGMT TRUST	536,099.98
10-1211-001	A/R PROPERTY TAX	25,320.93
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	8,068.76
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	9,980.95
10-1232-000	SALES TAX RECEIVABLE	2,509.31
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	2,346,268.11
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	20,583.08
10-1610-003	FIXED ASSETS - EQUIPMENT	118,306.60
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.01
TOTAL ASSETS		<u>5,386,495.81</u>

LIABILITIES & EQUITY

LIABILITIES

10-2120-000	BOND DEPOSIT PAYABLE	75,002.25
10-2620-000	DEFERRED REVENUE - DELQ TAXES	8,068.76
10-2625-000	DEFERRED REVENUE - CURR YR TAX	25,320.93
10-2630-000	DEFERRED REVENUE-NEXT 8	9,980.95
TOTAL LIABILITIES		<u>118,372.89</u>

EQUITY

10-2620-001	FUND BALANCE - UNASSIGNED	2,199,653.14
10-2620-003	FUND BALANCE-ASSIGNED	249,500.00
10-2620-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,512,011.00
CURRENT FUND BALANCE - YTD NET REV		306,958.78
TOTAL EQUITY		<u>5,268,122.92</u>

TOTAL LIABILITIES & FUND EQUITY	<u>5,386,495.81</u>
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TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2017-2018

02/01/2018 TO 02/28/2018

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE:				
10-3101-110 AD VALOREM TAX -	26,256.63	1,037,343.49	1,025,000.00	-1
10-3102-110 AD VALOREM TAX - 1ST	396.40	1,964.80	3,000.00	35
10-3103-110 AD VALOREM TAX - NEXT 8	-111.95	-13.56	1,000.00	101
10-3110-121 AD VALOREM TAX -	14,954.53	56,468.76	89,000.00	37
10-3115-180 TAX INTEREST	687.85	1,379.03	2,250.00	39
10-3231-220 LOCAL OPTION SALES TAX	30,291.31	174,059.99	320,000.00	46
10-3322-220 BEER & WINE TAX	0.00	0.00	45,000.00	100
10-3324-220 UTILITY FRANCHISE TAX	0.00	228,599.09	460,000.00	50
10-3340-400 ZONING & PERMIT FEES	5,352.50	32,737.50	35,000.00	6
10-3350-400 SUBDIVISION FEES	7,590.00	19,965.00	40,000.00	50
10-3830-891 MISCELLANEOUS REVENUES	50.00	1,487.66	1,000.00	-49
10-3831-491 INVESTMENT INCOME	0.00	4,702.28	5,000.00	6
TOTAL REVENUE	<u>85,467.27</u>	<u>1,558,694.04</u>	<u>2,026,250.00</u>	<u>23</u>
AFTER TRANSFERS	<u>85,467.27</u>	<u>1,558,694.04</u>	<u>2,026,250.00</u>	
4110 GENERAL GOVERNMENT				
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	61,088.00	488,704.00	737,560.00	34
10-4110-127 FIRE DEPARTMENT	0.00	65.00	5,000.00	99
10-4110-128 POLICE PROTECTION	0.00	198,130.50	264,175.00	25
10-4110-192 ATTORNEY FEES - GENERAL	26,299.43	60,131.00	85,000.00	29
10-4110-193 ATTORNEY FEES -	69,287.93	136,943.24	135,000.00	-1
10-4110-195 ELECTION EXPENSE	0.00	9,899.29	10,000.00	1
10-4110-340 PUBLICATIONS	0.00	2,914.98	9,000.00	68
10-4110-342 HOLIDAY/TREE LIGHTING	0.00	7,874.99	6,500.00	-21
10-4110-343 SPRING EVENT	0.00	0.00	3,750.00	100
10-4110-344 OTHER COMMUNITY EVENTS	0.00	61.20	1,000.00	94
10-4110-495 COMMITTEE & OUTSIDE	0.00	0.00	1,500.00	100
TOTAL EXPENDITURE	<u>156,675.36</u>	<u>904,724.20</u>	<u>1,258,485.00</u>	<u>28</u>
BEFORE TRANSFERS	<u>-156,675.36</u>	<u>-904,724.20</u>	<u>-1,258,485.00</u>	
AFTER TRANSFERS	<u>-156,675.36</u>	<u>-904,724.20</u>	<u>-1,258,485.00</u>	
4120 ADMINISTRATIVE				
EXPENDITURE:				
10-4120-121 SALARIES - CLERK	2,226.00	14,623.88	22,000.00	34
10-4120-123 SALARIES - TAX COLLECTOR	3,327.41	28,767.08	47,250.00	39
10-4120-124 SALARIES - FINANCE OFFICER	1,572.00	7,006.56	14,500.00	52
10-4120-125 SALARIES - MAYOR &	2,100.00	16,800.00	25,200.00	33
10-4120-181 FICA EXPENSE	705.69	5,140.13	8,500.00	40
10-4120-182 EMPLOYEE RETIREMENT	756.67	5,615.14	10,930.00	49
10-4120-183 EMPLOYEE INSURANCE	1,014.50	8,117.50	12,780.00	36

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2017-2018

02/01/2018 TO 02/28/2018

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4120-184 EMPLOYEE LIFE INSURANCE	12.60	100.80	175.00	42
10-4120-185 EMPLOYEE S-T DISABILITY	12.00	96.00	175.00	45
10-4120-191 AUDIT FEES	0.00	8,300.00	8,750.00	5
10-4120-193 CONTRACT LABOR	0.00	4,650.00	9,000.00	48
10-4120-200 OFFICE SUPPLIES - ADMIN	184.90	4,153.54	10,000.00	58
10-4120-210 PLANNING CONFERENCE	0.00	0.00	1,500.00	100
10-4120-321 TELEPHONE - ADMIN	168.11	1,148.14	3,500.00	67
10-4120-325 POSTAGE - ADMIN	0.00	900.00	2,000.00	55
10-4120-331 UTILITIES - ADMIN	487.18	3,516.43	4,725.00	26
10-4120-351 REPAIRS & MAINTENANCE -	0.00	500.00	37,500.00	99
10-4120-352 REPAIRS & MAINTENANCE	3,709.20	48,606.53	60,000.00	19
10-4120-354 REPAIRS & MAINTENANCE	9,100.00	36,505.50	93,250.00	61
10-4120-355 REPAIRS & MAINTENANCE	0.00	666.80	1,000.00	33
10-4120-356 REPAIRS & MAINTENANCE	500.00	3,380.00	6,000.00	44
10-4120-370 ADVERTISING - ADMIN	32.30	223.63	1,000.00	78
10-4120-397 TAX LISTING & TAX	-14.35	-405.66	250.00	262
10-4120-400 ADMINISTRATIVE:TRAINING	0.00	3,102.50	4,000.00	22
10-4120-410 ADMINISTRATIVE:TRAVEL	1,405.10	3,642.17	5,000.00	27
10-4120-450 INSURANCE	0.00	13,261.75	15,750.00	16
10-4120-491 DUES & SUBSCRIPTIONS	50.00	14,516.97	16,000.00	9
10-4120-498 GIFTS & AWARDS	60.50	400.62	3,000.00	87
10-4120-499 MISCELLANEOUS	654.58	5,416.24	5,000.00	-8
TOTAL EXPENDITURE	28,064.39	238,752.25	428,735.00	44
BEFORE TRANSFERS	-28,064.39	-238,752.25	-428,735.00	
AFTER TRANSFERS	-28,064.39	-238,752.25	-428,735.00	

4130 PLANNING & ZONING

EXPENDITURE:

10-4130-121 SALARIES - ZONING	5,833.34	47,685.09	71,500.00	33
10-4130-122 SALARIES - ASST ZONING	251.94	530.40	2,950.00	82
10-4130-123 SALARIES -	1,274.63	10,117.70	17,000.00	40
10-4130-124 SALARIES - PLANNING	475.00	3,200.00	5,200.00	38
10-4130-125 SALARIES - SIGN REMOVAL	222.74	2,040.47	3,500.00	42
10-4130-181 FICA EXPENSE - P&Z	614.18	4,845.60	7,750.00	37
10-4130-182 EMPLOYEE RETIREMENT -	911.76	7,285.62	11,200.00	35
10-4130-183 EMPLOYEE INSURANCE	1,014.50	8,114.50	12,780.00	37
10-4130-184 EMPLOYEE LIFE INSURANCE	19.60	156.80	250.00	37
10-4130-185 EMPLOYEE S-T DISABILITY	12.00	96.00	175.00	45
10-4130-193 CONSULTING	3,606.60	8,780.35	32,000.00	73
10-4130-194 CONSULTING - COG	0.00	5,961.25	10,000.00	40
10-4130-200 OFFICE SUPPLIES -	108.38	3,284.70	5,000.00	34
10-4130-201 ZONING SPECIFIC OFFICE	0.00	0.00	2,500.00	100
10-4130-215 HISTORIC PRESERVATION	0.00	73.08	1,000.00	93
10-4130-220 INFRASTRUCTURE	0.00	0.00	145,000.00	100

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2017-2018

02/01/2018 TO 02/28/2018

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4130-321 TELEPHONE - PLANNING &	168.12	1,338.28	3,500.00	62
10-4130-325 POSTAGE - PLANNING &	0.00	900.00	2,000.00	55
10-4130-331 UTILITIES - PLANNING &	487.20	3,625.33	4,725.00	23
10-4130-370 ADVERTISING - PLANNING	32.30	223.64	1,000.00	78
TOTAL EXPENDITURE	<u>15,032.29</u>	<u>108,258.81</u>	<u>339,030.00</u>	<u>68</u>
BEFORE TRANSFERS	<u>-15,032.29</u>	<u>-108,258.81</u>	<u>-339,030.00</u>	
AFTER TRANSFERS	<u>-15,032.29</u>	<u>-108,258.81</u>	<u>-339,030.00</u>	
GRAND TOTAL	<u><u>-114,304.77</u></u>	<u><u>306,958.78</u></u>	<u><u>0.00</u></u>	

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: March 12, 2018

SUBJECT: Monthly Report –February 2018

Transactions:	
Refunds	\$1375.50
Penalty and Interest Payments	\$(693.31)
Interest Charges	\$381.56
Adjustments Under 5.00	\$(102.96)
Overpayments	\$(6.00)
Balance Adjustments	\$(125.50)
Taxes Collected:	
2016	\$(396.40)
2017	\$(27307.49)
As of February 28 2018; the following taxes remain Outstanding:	
2007	\$83.43
2008	\$808.16
2009	\$598.83
2010	\$575.29
2011	\$100.56
2012	\$921.46
2013	\$1616.59
2014	\$2272.12
2015	\$3004.51
2016	\$8068.76
2017	\$25320.93
Total Outstanding:	\$43370.64