

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, DECEMBER 9, 2019 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA**

Prayer – Matt Simpkins, Pastor, Christ Lutheran Church-South

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum
4. Additions, Deletions and/or Adoption of the Agenda
5. Mayor/Councilmember Reports
6. Public Comments
7. Public Safety Report
8. Approval of Minutes
 - A. November 12, 2019 Regular Town Council Meeting Minutes
9. Acceptance of the Union County Board of Elections Official Results for the Municipal Election November 5, 2019
10. Special Recognition
 - A. Councilmember Scott Buzzard – District 2
11. Oath of Office
 - A. Oath of Office for Mayor Elizabeth Callis
 - B. Oath of Office for Councilmember Janice Propst
 - C. Oath of Office for Councilmember Anne Pruitt
12. Determination of Quorum
13. Consent Agenda
 - A. Adoption of the 2020 Council Regular Meeting Schedule
 - B. Adoption of the 2020 Town Hall Holiday Schedule
 - C. Call for Public Hearing to be held January 13, 2020 at 7 p.m. at Weddington Town Hall for Consideration of a text amendment to Section 58.606(e) of Article 14 Soil Erosion and Sediment Control
 - D. Approve Resolution R2019-07 Withdrawing Membership from Centralina Council of Governments
 - E. Release of Bond Number 0192529 in the amount of \$1,920,339.00 for Weddington Preserve
14. Appointments
 - A. Appointment of Mayor Pro Tempore
 - B. Appointment of Delegate and Alternate to the CRTPO
 - C. Appointment of Delegate and Alternate to the CCOG
 - D. Appointment of Council Members responsible for opening and reviewing bank statements
 - E. Appointment of Council Member as check signatory and back up signatory
15. Old Business
 - A. Discussion and Consideration of Approval of Preschool Use within Existing Single-Family Home at Christ Lutheran South
16. New Business
 - A. Discussion and Consideration of FY 2019-2020 Budget Amendment
17. Update from Town Planner
18. Code Enforcement Report
19. Update from Finance Officer and Tax Collector
20. Transportation Report
21. Council Comments
22. Adjournment



Union County Sheriff's Office

Events By Nature

For the Month of: November 2019

Date of Report

12/1/2019

9:07:10AM

<u>Event Type</u>	<u>Total</u>
911 HANG UP	90
ABANDONED VEHICLE	3
ACCIDENT EMD	4
ACCIDENT HITRUN PD LAW	3
ACCIDENT PD COUNTY NO EMD	37
ALARMS LAW	40
ANIMAL BITE FOLLOW UP	2
ANIMAL BITE REPORT LAW	2
ANIMAL COMP SERVICE CALL LAW	16
ASSIST EMS OR FIRE	3
ATTEMPT TO LOCATE	2
BOLO	3
BURGLARY HOME OTHER NONBUSINESS	1
BURGLARY VEHICLE	4
BUSINESS CHECK	45
CARDIAC RESPIRATORY ARREST EMD	3
CARELESS AND RECKLESS	8
DISTURBANCE OR NUISANCE	6
DOMESTIC DISTURBANCE	2
FOLLOW UP INVESTIGATION	12
FRAUD DECEPTION FORGERY	3
FUNERAL ESCORT	2
HARASSMENT STALKING THREATS	2
IMPROPERLY PARKED VEHICLE	2
INVESTIGATION	4
JURISDICTION CONFIRMATION LAW	9
KNOCK AND TALK	1
LARCENY THEFT	4

<u>Event Type</u>	<u>Total</u>
MOTORIST ASSIST	4
NOISE COMPLAINT	5
PREVENTATIVE PATROL	475
PROP DAMAGE VANDALISM MISCHIEF	3
PUBLIC SERVICE	1
RADAR PATROL INCLUDING TRAINIG	5
REFERAL OR INFORMATION CALL	7
RESIDENTIAL CHECK	3
SERVE CRIMINAL CIVIL SUBPOENA	1
SERVE WARRANT	1
SHOTS FIRED	4
SMALL VEHICLE FIRE	1
STRUCTURE FIRE EFD	1
SUICIDE THREAT OR ATTEMPT	1
SUSPICIOUS CIRCUMSTANCES	3
SUSPICIOUS PERSON	12
SUSPICIOUS VEHICLE	10
TRAFFIC DIRECT CONTROL	1
TRAFFIC HAZARD	1
TRAFFIC STOP	31
TRESPASSING	1
WELL BEING CHECK	4

Total Calls for Month: 888

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
TUESDAY, NOVEMBER 12, 2019 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 7**

Prayer – Shane Freeman, Southbrook Church

1. Open the Meeting

Mayor Callis called the meeting to order 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 Scott Buzzard and Jeff Perryman in attendance. Councilmember Mike Smith was absent.

Staff present: Town Planner/Administrator Lisa Thompson, Town Clerk Karen Dewey, Finance Office Leslie Gaylord, Town Attorney Kevin Bringewatt.

Visitors: Anne Marie Smith, Steve Godfrey, Larry Burton, Rick Jasinski, Bill Saint , Bill Deter, Anne Pruitt, Lukas Bunn, Scott Paulson, Chad Fleener, LB Fleener

4. Additions, Deletions and/or Adoption of the Agenda

Motion: Mayor Pro Tem Propst made a motion to adopt the agenda as presented.

Vote: The motion passed with a unanimous vote.

5. Mayor/Councilmember Reports

Mayor Callis reported that the Christmas tree lighting is planned for November 22nd from 5-9 pm. We're holding it earlier because Thanksgiving falls late. There will be food trucks: Sals Roadside Eatery and KO, and a balloon artist and local groups providing entertainment. It's really a Hallmark night.

Councilmember Perryman reported that he is still working on the National Safety Council Safe Driving Class. He plans to be meeting with them first week or so of December and hopefully we can get sign up information out in the next newsletter.

6. Public Comments

No Public Comments.

7. Public Safety Report

Deputy Dodd gave the public safety report: The crime rate has gone down overall, however there has been a spike in thefts. Please remember to take all valuables out of vehicles and lock your cars-especially with the holidays approaching!

8. Consent Agenda

- A. Consideration of Engineering Contract with LaBella Associates
- B. Authorize Tax Collector to charge off 2008 Property Taxes 769.58

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

Vote: The motion passed with a unanimous vote.

9. Approval of Minutes

A. October 14, 2019 Regular Town Council Meeting Minutes

Motion: Mayor Pro Tem Propst made a motion to approve the October 14, 2019 Regular Town Council Meeting minutes as presented.

Vote: The motion passed with a unanimous vote.

10. Public Hearings

A. Discussion and Consideration of Preliminary Plat for Hemby Place

Mayor Callis opened the public hearing

No one signed up to speak.

Mayor Callis closed the public hearing.

Ms. Thompson presented the staff report: Classica Homes submitted a preliminary plat application for 35 lots on 43.16 acres located at the southeast corner of Hemby and Providence Roads. A conservation subdivision must base the number of proposed lots on a yield plan per *Section 46-42 of the Weddington Subdivision Ordinance*. This yield plan must show the number of lots that would be allowed if the tract was developed as a conventional subdivision with 40,000 square foot lots. Conservation subdivisions shall be density neutral meaning the same number of lots is shown as would be permitted in a conventional subdivision. The yield plan exhibits 35 lots on 43.16 acres with a total density of .81 units per acre.

Conservation Land Summary:

Section 58-58 (4) of the Weddington Zoning Ordinance stipulates that a minimum of 50% of the gross acreage must be retained as conservation land. 21.58 acres is required, and 24.39 acres (not including utility easements) has been provided. There is no floodplain located on the proposed site however, the stream located on site is within the 6-Mile Creek basin. 100' stream buffers are required and shown. The yield plan indicates a minimum of 5,000 sq. ft of buildable area required for each lot.

Zoning:

The minimum lot size required for an RCD subdivision is 12,000 sq. ft. The smallest lot proposed is 13,823 sq. ft. All lots meet the minimum required front, side and rear yard setback requirements as proposed.

Buffers:

Where side and rear lot lines abut along a thoroughfare, the subdivider shall provide a natural buffer between the lot lines paralleling the thoroughfare and the thoroughfare road right-of-way. The buffer

shall not be disturbed. In addition to the 100' buffer, utilities are required to be outside of the buffer therefore with the power line easement the buffer from the road is 150'.

Utilities:

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

Access and Traffic Analysis and Roads:

The subdivision is accessed by an entrance off Hemby Road. The number of lots proposed do not require a formal TIA however, staff had the Town Traffic Engineer, Justin Carrol review the access after hearing concerns regarding the AM peak que at the traffic light. Right and left turn lanes were added along with a second right-out only access onto Providence Road. All roads shall be designed to NCDOT standard.

PIMS

PIMS were held on Tuesday January 22, 2019. Approximately 15 residents attended the daytime PIM and around 10 residents attended the evening PIM. Concerns over the Hemby Rd access were stated.

SKETCH PLAN APPROVAL

The sketch plan was approved by Planning Board on January 28, 2019 with requirements for a left turn lane on Hemby Road into subdivision, a right turn deceleration lane on Hemby Road, more information on traffic projections for Hemby Road and Providence Road to be included in the preliminary plat to help decide whether an access to Providence Road should be required. Additionally, they requested an assessment of the feasibility of saving old growth trees outside the building pads on lots to be included in the preliminary plat. All traffic issues were addressed on the Preliminary Plat.

PLANNING BOARD

The Planning Board reviewed the preliminary plat on September 23, 2019 and unanimously recommended approval.

The preliminary plat is the conditional rezoning plan according to the town of Weddington ordinances. The Town Council can approve, approve with conditions, or deny the rezoning. Any major changes to the preliminary plat/conditional rezoning plan will go through the 58-271 amendment process which includes another public hearing. Staff and outside agencies review all construction plans. Once all approvals are collected, the applicant may begin site work. A final plat is required prior to the construction of any homes. Any work not completed can be bonded at this time. A final plat goes to Planning Board for recommendation and is required to be approved by Town Council.

STAFF RECOMMENDATION

The preliminary plat is in general conformance with the sketch plan and the Weddington Zoning and Subdivision Ordinance therefore staff recommends approval with the following conditions:

1. A Lighting Plan shall be approved by staff
2. No Land Disturbing Activities until all outside agency approvals are received

3. Covenants, Conditions and Restrictions (CCRs) and Maintenance Plan and Maintenance Agreement shall be reviewed by Town Attorney and executed prior to Final Plat approval by Weddington Town Council.

Councilmember Perryman asked if left turns would be restricted at the Hemby Entrance. It is not a DOT requirement and not something the Town would be able to enforce. He stated that he realizes that everything else has been addressed.

Motion: Councilmember Perryman made a motion to adopt the Land Use Plan Consistency statement: The conditional rezoning plan is consistent with Land Use Plan in that it conserves open space and scenic views, limits development on environmentally sensitive areas, and allows smaller lot sizes while retaining open space with a less than 1 unit per acre density; it is reasonable because it is compatible with abutting residential developments and uses.

Vote: The motion passed with a unanimous vote.

Motion: Mayor Pro Tem Propst made a motion to approve the preliminary plat for Hemby Place with conditions listed by staff.

Vote: The motion passed with a unanimous vote.

Ms. Thompson stated for the record that the applicant has agreed to the conditions.

B. Discussion and Consideration of Abandoning Michelle Court Right of Way

Mayor Callis opened the public hearing.

Chad Fleener represented the neighbors asking for support to abandon the Right of Way of Michelle Court. Michelle Court is a gravel road that is not publicly maintained.

Mayor Callis closed the public hearing.

Ms. Thompson presented the staff report: Under NCGS 160A-299, a municipality may abandon right of way within municipal limits. The Council adopted a resolution declaring intent to abandon a portion of Right of Way of Michelle Court near Cari Lane and called for a public hearing on the proposed abandonment. Notice was published in the Charlotte Observer for four successive weeks, sent to adjacent property owners, and a sign was posted along the right of way. If the Council is satisfied that this abandonment is not contrary to public interest and no individual owning property in the vicinity would be aggrieved by the abandonment, they may adopt a resolution ordering the abandonment of the Right of Way on Michelle Court near Cari Lane. Upon abandonment, the right of way is presumed to vest the adjoining property owner, taking property from the centerline to the respective boundary. Any aggrieved person has 30 days to appeal.

Staff recommends approval of Resolution 2019-05; a Resolution Ordering the Abandonment of a portion of Right of Way for Michelle Court near Cari Lane.

Motion: Councilmember Perryman made a motion to approve the abandonment of the Michelle Court Right of Way.

Vote: The motion passed with a unanimous vote.

C. Discussion and Consideration of abandoning Rea Road Right of Way

Mayor Callis opened the public hearing.

No one signed up to speak.

Mayor Callis closed the public hearing.

Ms. Thompson presented the staff report: Under NCGS 160A-299, a municipality may abandon right of way within municipal limits. The Council adopted a resolution declaring intent to abandon a portion of Right of Way on Rea Road near Reid Dairy Road and called for a public hearing on the proposed abandonment. Notice was published in the Charlotte Observer for four successive weeks, sent to adjacent property owners, and a sign was posted along the right of way. If the Council is satisfied that this abandonment is not contrary to public interest and no individual owning property in the vicinity would be aggrieved by the abandonment, they may adopt a resolution ordering the abandonment of the Right of Way on Rea Road near Reid Dairy Road. Upon abandonment, the right of way is presumed to vest the adjoining property owner, which would be the Wesley Chapel Volunteer Fire Department. Any aggrieved person has 30 days to appeal.

Staff recommends approval of Resolution 2019-06; a Resolution Ordering the Abandonment of a portion of Right of Way for Rea Road near Reid Dairy Road

Motion: Mayor Pro Tem Propst made a motion to approve the abandonment of the Rea Road Right of Way.

Vote: The motion passed with a unanimous vote.

11. Old Business

A. Discussion and Consideration of Temporary Driveway Easement Agreement for Weddington Corners Shopping Center

Mayor Callis clarified that this is a continuation of a 10-year lease agreement the Town has with the Weddington Corners Shopping Center.

Ms. Thompson reported: Council, staff, and town attorney have been working for the last few months on the renewal of the temporary driveway easement agreement for the Weddington Corners Shopping Center. The agreement is almost identical to the original that expires by its terms September 2020. The difference is removal of language related to the construction of the driveway and the signage. The \$50,000 will be divided into 2 payments and provisions of termination include the failure of the shopping center to make the second payment or if the shopping center connectivity to Providence Road is improved by the installation of a traffic light or full access near the gymnastics center, or an alternative access drive constructed from Weddington Matthews Road to the shopping center.

Motion: Mayor Pro Tem Propst made a motion to approve the Temporary Driveway Easement Agreement for Weddington Corners Shopping Center.

Vote: The motion passed with a unanimous vote.

12. New Business

A. Consideration of Resolution 2019-05 Ordering the Abandonment of Michelle Court Right of Way

Staff recommends approval of Resolution 2019-05; a Resolution Ordering the Abandonment of a portion of Michelle Court Right of Way

Motion: Councilmember Perryman made a motion to approve Resolution 2019-05 Ordering the Abandonment of Michelle Court Right of Way.

Vote: The motion passed with a unanimous vote.

B. Consideration of Resolution 2019-06 Ordering the Abandonment of Rea Road Right of Way

Staff recommends approval of Resolution 2019-06; a Resolution Ordering the Abandonment of a portion of Right of Way for Rea Road near Reid Dairy Road

Motion: Mayor Pro Tem Propst made a motion to approve Resolution 201-06 Ordering the Abandonment of Rea Road Right of Way.

Vote: The motion passed with a unanimous vote.

13. Update from Town Planner

Ms. Thompson presented the update: Staff is internally reviewing a social media policy. Once it is reviewed by the attorney, it will be presented to Council for discussion and approval. Karen Dewey attended a social media class at the UNC School of Government. She learned some ideas for posting events and establishing an effective social media policy. Staff has contracted with LandDesign for their consult on the tree ordinance. Union County Urban Forester, Bill Smith will attend the November Planning Board meeting to help answer any questions. Staff has received quotes for new light pole on Providence Road. It will be run through insurance before ordering the new fixture. The State Erosion Control Commission met last week. Town has received conditional approval and will have to go through text amendment process again. There was a section left in the text that was inconsistent with a statement about Union County Public Works approval. The Commission gave staff approval authority to sign the memorandum of agreement. The Town has started accepting Planning Board Applications. There are two openings and the deadline will be November 21, 2019.

14. Code Enforcement Report

No discussion.

15. Update from Finance Officer and Tax Collector

Ms. Gaylord gave the update. The monthly statements are in the packet. With the signing of the easement agreement, there will need to be a budget amendment to include that income and appropriate it to keep the budget balanced. The fire station repairs will be incorporated in that amendment. That will come before the Council next month.

16. Transportation Report

Councilmember Buzzard stated that the paperwork for the leading left has been signed. It will hopefully be done before Christmas or even Thanksgiving.

17. Council Comments

Councilmember Perryman: Thanks to everybody for coming out tonight. It's always good to see folks in the room watching how your town government operates and keeping up with what we're doing. I will also encourage you to next time bring a friend. Because it's important for everybody to understand what the town does and why we do it and how it gets done. The holidays are coming up and I hope everybody gets a chance to spend time with family and friends.

Councilmember Buzzard: Jeff said it very well. Thank everybody for coming out. Hopefully people will be engaged and be around to be sure things move along smoothly. Looking forward to our tree lighting.

Mayor Pro Tem Propst: Thank everybody for coming out tonight. It's been a busy few weeks with elections and I appreciate everybody's participation in that process, and I thank everybody that is involved in Weddington because we are a great community. I hope that everybody does have a great holiday and if you're traveling, have safe travels and come out to the Christmas tree lighting. It is a Hallmark moment!

Mayor Callis: Thanks for coming out. Have a great holiday and see you on the 22nd.

18. Adjournment

Motion: Councilmember Perryman made a motion to adjourn the November 12, 2019 Regular Town Council Meeting at 7:21 p.m.
Vote: The motion passed with a unanimous vote.

Adopted: _____

Elizabeth Callis, Mayor

Karen Dewey, Town Clerk

Donna C. Meadows
(Seal)
Notary Public
Union County, N.C.

0018 _WAXHAM COMMISSIONER				0019 _WEDDINGTON MAYOR				0020 _WEDDINGTON COUNCIL DIST 2						
B r e e d n g a	P r e e d n g a	A n n e e M .	W R R I T E - I N	O V E E R	U N D E E R	E l l i z C a a a l l i s h	W a d l c o n	W R R I T E - I N	O V E E R	U N D E E R	S c c o t t	A n n e e P r r i t e - I N	O V E E R	U N D E E R
	y	n	S	S	S	n	n	S	S	S	d	l	N	S
017B SILER PRESBYTERIAN						116	82	0	0	1	74	118	0	0
018 WESLEY CHAPEL VFD						328	217	0	0	2	224	316	0	1
020A WAXHAM VFD	421	498	474	6	0									
020B WAXHAM BIBLE CHURCH	186	245	158	8	0									
028A SANDY RIDGE ELEM S						1	0	0	0	0	0	1	0	0
028D KENSINGTON ELEM SC	327	465	365	10	0									
033 WAXHAM ELEM SCH GYM	125	119	113	2	0									
040 SPIRIT O JOY LUTHER														
041 WEDDINGTON ELEM GYM						109	105	0	0	2	116	97	0	0
ABSENTEE MAIL	0	0	0	0	0	417	154	1	0	0	205	358	1	1
PROVISIONAL	0	0	0	0	0			0	0	0			0	0
TRANSFER	0	0	0	0	0			0	0	0			0	0
COURTSIDE	0	0	0	0	0			0	0	0			0	0
TOTALS	1059	1327	1110	26	0	971	558	1	0	5	619	890	1	2

0021_WEDDINGTON COUNCIL DIST 4				0022_WESLEY CHAPEL MAYOR				0023_WESLEY CHAPEL COUNCIL									
G e r r a r d H a r t m a n	J a n i c e P r o p l e	W R I T E - I N	O V E R V O T E S	U N D E R V O T E S	B r a d S . H o r v a t h	J a n S m i t h	W R I T E - I N	O V E R V O T E S	U N D E R V O T E S	L o r r i B a i l l e y	D a v i d A . B o y c e	A p r i l C a m p a g n a	P a u l K a p e r o n i s	W R I T E - I N	O V E R V O T E S	U N D E R V O T E S	
7A WESLEY CHAPEL ELEM	69	123	0	0	7	68	228	1	0	1	229	216	64	51	1	0	35
7B SILER PRESBYTERIAN	205	336	0	0	6	85	113	1	0	0	126	122	53	53	1	0	43
8 WESLEY CHAPEL VFD																	
9 MINERAL SPRINGS VFD						29	28	0	0	0	44	29	18	18	2	0	3
10B WAXHAW BIBLE CHURCH						77	40	1	0	2	78	61	41	37	5	0	18
11A SANDY RIDGE ELEM SCH	0	1	0	0	0	2	2	0	0	0	3	0	4	1	0	0	0
12A SHILOH ELEM SCH GYM						6	8	0	0	1	7	7	8	6	0	0	2
13C STALLINGS VFD						23	58	0	0	0	53	55	21	24	0	0	9
14 GRACE BAPTIST CHURCH	103	106	0	0	7	4	5	0	0	0	5	4	2	2	0	0	5
15 SPIRIT O JOY LUTHER	163	399	2	1	7												
16 WEDDINGTON ELEM GYM						10	6	0	0	0	10	8	8	5	0	0	1
17 NEW SALEM BAPTIST CH						0	0	0	0	0	0	0	0	0	0	0	0
18 SENTEE MAIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19 PROVISIONAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20 TRANSFER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21 RESIDE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22 TOTALS	540	965	2	1	27	304	488	3	0	4	555	502	219	197	9	0	116



**TOWN OF WEDDINGTON
MAYOR**

OATH OF OFFICE

I, Elizabeth Callis, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of the State of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Mayor, so help me God.

This 9th day of December, 2019.

Elizabeth Callis

Sworn and subscribed by me this 9th day of December, 2019.



TOWN OF WEDDINGTON
COUNCILMEMBER
OATH OF OFFICE

I, Janice Propst, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of the State of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Councilmember, so help me God.

This 9th day of December 2019.

Janice Propst, Councilmember

Sworn and subscribed by me this 9th day of December 2019

Elizabeth Callis, Mayor



TOWN OF WEDDINGTON
COUNCILMEMBER
OATH OF OFFICE

I, Anne Pruitt, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of the State of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Councilmember, so help me God.

This 9th day of December 2019.

Anne Pruitt, Councilmember

Sworn and subscribed by me this 9th day of December 2019

Elizabeth Callis, Mayor



**TOWN OF WEDDINGTON
2020 TOWN COUNCIL REGULAR MEETING SCHEDULE**

2ND MONDAY OF EVERY MONTH

DATE	TIME	LOCATION
January 13, 2020	7:00 p.m.	Town Hall Council Chambers
RETREAT	8:30 a.m.	TBD
February 10, 2020	7:00 p.m.	Town Hall Council Chambers
March 9, 2020	7:00 p.m.	Town Hall Council Chambers
April 13, 2020	7:00 p.m.	Town Hall Council Chambers
May 11, 2020	7:00 p.m.	Town Hall Council Chambers
June 8, 2020	7:00 p.m.	Town Hall Council Chambers
July 13, 2020	7:00 p.m.	Town Hall Council Chambers
August 10, 2020	7:00 p.m.	Town Hall Council Chambers
September 14, 2020	7:00 p.m.	Town Hall Council Chambers
October 12, 2019	7:00 p.m.	Town Hall Council Chambers
November 9, 2020	7:00 p.m.	Town Hall Council Chambers
December 14, 2020	7:00 p.m.	Town Hall Council Chambers



Town of Weddington
2020 Holiday Calendar

New Year's Day	January 1	Wednesday
Martin Luther King, Jr. Day	January 20	Monday
Good Friday	April 10	Friday
Memorial Day	May 25	Monday
Independence Day	July 3	Friday
Labor Day	September 7	Monday
Veterans Day	November 11	Wednesday
Thanksgiving	November 26 & 27	Thursday & Friday
Christmas	December 24, 25 & 28	Thursday, Friday, & Monday

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson, Town Administrator/Planner

DATE: December 9, 2019

SUBJECT: Text Amendment to the Soil Erosion and Sedimentation Control Ordinance

The Town received conditional approval for delegation from the State Sediment and Erosion Control Commission on November 4, 2019. The requirement for plans to be reviewed by the Union County Soil and Water Conservation District were removed but a correlating section regarding their plan review was erroneously left in the document. This text amendment removes that Section. Upon the ordinance approval by the Town, the State will sign off on the Memorandum of Understanding in January.

The Planning Board reviewed the text on November 25, 2019 and unanimously recommended approval.

Staff recommends calling for a public hearing to be held January 13, 2020 at 7:00 PM at Weddington Town Hall to consider a text amendment to remove 58.606(e) from the Soil Erosion and Sedimentation Control Ordinance.

erosion and sedimentation control plan and to conduct the anticipated land-disturbing activity.

- (b1) If the applicant is not the owner of the land to be disturbed and the anticipated land-disturbing activity involves the construction of utility lines for the provision of water, sewer, gas, telecommunications, or electrical service, the draft erosion and sedimentation control plan may be submitted without the written consent of the owner of the land, so long as the owner of the land has been provided prior notice of the project.
- (c) Environmental Policy Act Document. Any Plan submitted for a land-disturbing activity for which an environmental document is required by the North Carolina Environment Policy Act (G.S. 113A-1, et seq.) shall be deemed incomplete until a complete environmental document is available for review. The Town of Weddington shall promptly notify the person submitting the Plan that the 30-day time limit for review of the Plan pursuant to this ordinance shall not begin until a complete environmental document is available for review.
- (d) Content. The Plan required by this section shall contain architectural or engineering drawings, maps, assumptions, calculations, and narrative statements as needed to adequately describe the proposed development of the tract and the measures planned to comply with the requirements of this ordinance. Plan content may vary to meet the needs of specific site requirements. Detailed guidelines for Plan preparation may be obtained from the Town of Weddington on request.
- ~~(e) Soil and Water Conservation District Comments. The District shall review the Plan and submit any comments and recommendations to Town of Weddington within 20 days after the District received the Plan, or within any shorter period of time as may be agreed upon by the District and the Town of Weddington. Failure of the District to submit its comments and recommendations within 20 days or within any agreed upon shorter period of time shall not delay final action on the Plan.~~
- ~~(f)~~ (e) Timeline for Decisions on Plans. The Town of Weddington will review each complete Plan submitted and within 30 days of receipt thereof will notify the person submitting the Plan that it has been approved, approved with modifications, or disapproved. Failure to approve, approve with modifications, or disapprove a complete Plan within 30 days of receipt shall be deemed approval. The Town of Weddington will review each revised Plan submitted and within 15 days of receipt thereof will notify the person submitting the Plan that it has been approved, approved with modifications, or disapproved. Failure to approve, approve with modifications, or disapprove a revised Plan within 15 days of receipt shall be deemed approval.

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson, Town Administrator/Planner

DATE: December 9, 2019

SUBJECT: Resolution to terminate membership from CCOG

In accordance with decision by Council to withdraw from CCOG in February 2019, a resolution is needed effective at the end of the fiscal year, June 30, 2020. Notice shall be sent to all members with a copy of the Resolution of Withdrawal from the Town Council. This notice shall be sent no later than January 1, 2020, preceding the end of the fiscal year for which the member's withdrawal is to be effective.

Staff recommends approving Resolution number 2019-07, a Resolution Withdrawing Membership from Centralina Council of Governments.

**TOWN OF WEDDINGTON
RESOLUTION WITHDRAWING MEMBERSHIP FROM CENTRALINA COUNCIL OF
GOVERNMENTS
R-2019-07**

WHEREAS, the Town of Weddington is withdrawing its membership in the Centralina Council of Governments; and

WHEREAS, in accordance with the Bylaws for the Centralina Council of Governments:

Article III, Section C: Withdrawal of a Member: Any member of the Council may withdraw or terminate its membership on the Council effective at the end of any fiscal year (June 30) by timely notifying all members of the Council of its intent to terminate its membership. Notice shall consist of mailing a certified copy of the resolution of withdrawal from the member's governing body to the delegate of each Council member. This notice shall be sent by U.S. Mail no later than January 1 preceding the end of the fiscal year for which the member's withdrawal is to be effective. A member withdrawing shall not be entitled to any rebate of dues or assessments for the current fiscal year. Timely and proper notice of withdrawal may not be waived by the Council. Upon the failure of such member to give the prescribed notice in compliance with the Charter and these Bylaws, such member shall continue to be a member until the end of the fiscal year in which timely and proper notice is given. Such member shall also be responsible for the payment of all dues and assessments until the end of the fiscal year for which a timely and proper notice was given. Any jurisdiction which has withdrawn from the Council and reapplies for membership in the Council shall pay any delinquent dues or assessments before being permitted to rejoin the Council.

AND WHEREAS, the effective date of withdrawal is June 30, 2020;

NOW THEREFORE, the Town Council of the Town of Weddington hereby resolves to withdraw from the Centralina Council of Governments and a copy of this Resolution shall be sent to Centralina Council of Governments and to all members within.

Adopted this 9th day of December 2019.

Elizabeth Callis, Mayor

Attest:

Karen Dewey, Town Clerk

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

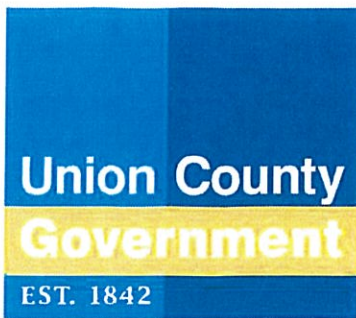
MEMORANDUM

TO: Mayor and Town Council
FROM: Lisa Thompson, Town Administrator/Planner
DATE: December 9, 2019
SUBJECT: Bond Release for Weddington Preserve

Pulte Group is requesting a performance bond release for the Weddington Preserve Subdivision.

A verification letter confirming the satisfactory completion of water and sewer from Union County Public Works is attached.

Staff recommends approval of releasing bond number 0192529 in the amount of \$1,920,339.00



Public Works/ Engineering
500 N. Main Street
Suite #500
Monroe, NC 28112

T. 704-296-4210

www.unioncountync.gov

August 12, 2019

Pulte Home Corporation
Attention: Luke Woodburn
11121 Carmel Commons Blvd
Suite 450
Charlotte, NC 28226

Subject: Maintenance Bonds # CMS289626
For Weddington Preserve

Luke Woodburn,

This is to advise that the above mentioned Maintenance Bonds are no longer required. Our records indicate that Pulte Home Corporation has complied with the requirements of the Union County Public Works Department with regard to these Maintenance Bonds.

If you have any questions, do not hesitate to call me at (704) 296-4239.

Sincerely,

Crystal Outlaw Panico, PE
New Development Program Manager

Attachment:
Original Maintenance Bonds

COP/jdd



KNOW ALL MEN BY THESE PRESENTS that we Pulte Home Corporation as principal ("Principal") and RLI Insurance Company as surety ("Surety"), a corporation authorized to transact business in North Carolina, are held and firmly bound unto the County of Union, a political subdivision of the State of North Carolina and a body politic and corporate, in the sum of \$79,340.22, lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves and each of us, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITIONS OF THIS OBLIGATION ARE SUCH THAT:

WHEREAS, the Principal has submitted all or a portion of the Development Phase Project [as that term is defined in the Union County Water and Sewer Extension Ordinance, effective May 1, 2012, and subsequently amended (the "Ordinance")] and as identified in the Water and Sewer Extension Agreement between the Principal and County of Union, dated 7-21-15 for acceptance by Union County Public Works, which acceptance is a condition precedent to use of the infrastructure in the Development Phase Project in Union County Public Works' utility system; and

WHEREAS, Union County Public Works is unable, pursuant to the Ordinance, to accept any portion of the Development Phase Project until a Warranty/Repair Guarantee is furnished to Union County Public Works that all the systems and components of the Development Phase Project submitted for acceptance by Union County Public Works will remain free of defects and damage for a period of one (1) year after the acceptance by Union County Public Works of the entire Development Phase Project or until all infrastructure required in the final plat for the Development Phase (as that term is defined in the Ordinance) has been installed, whichever is later (the "Warranty Period"); and

WHEREAS, the Principal does this date agree to provide such a Warranty/Repair Guarantee as required by the Ordinance.

NOW THEREFORE, if the Principal shall well and truly comply with all the terms hereof, and all terms of the Ordinance by which the Principal agrees to provide a Warranty/Repair Guarantee, then this obligation shall be null and void; otherwise, it shall remain in full force and effect.

It is hereby understood and agreed that in the event that any system or component of the Development Phase Project accepted by Union County Public Works fails during the Warranty Period and repairs have not been made by Principal as provided in the Ordinance, Union County Public Works may make such repairs itself and thereupon Union County may declare this bond to be in default and collect the amount of funds required to make such repairs as provided for in Section 5.5 of the Ordinance, up to the amount of this Bond.

IN WITNESS WHEREOF, the above-bounden parties have hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its governing body, this 21st day of January, 2016.

For
Principal:  (SEAL)
Bryce Langen, Assistant Treasurer

Witness: 
Gregory S. Rives

Attorney-in-Fact (Surety):  (SEAL)
Jessica Hollaender, Attorney-in-Fact

Witness: 
Karen W. O'Brien



RLI Surety
9025 N. Lindbergh Dr. | Peoria, IL 61615
Phone: (800)645-2402 | Fax: (309)689-2036
www.rlicorp.com

POWER OF ATTORNEY

RLI Insurance Company

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company**, an Illinois corporation, does hereby make, constitute and appoint:
Jessica Hollaender, Jeremy Polk, jointly or severally

in the City of Phoenix, State of Arizona its true and lawful Agent and Attorney in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, the following described bond.

Any and all bonds provided the bond penalty does not exceed Twenty Five Million Dollars (\$25,000,000.00).

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon this Company as if such bond had been executed and acknowledged by the regularly elected officers of this Company.

The **RLI Insurance Company** further certifies that the following is a true and exact copy of the Resolution adopted by the Board of Directors of **RLI Insurance Company**, and now in force to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** has caused these presents to be executed by its Vice President with its corporate seal affixed this 16th day of December, 2015.



RLI Insurance Company

By: B. W. Davis

Barton W. Davis

Vice President

State of Illinois
County of Peoria

} SS

CERTIFICATE

On this 16th day of December, 2015, before me, a Notary Public, personally appeared Barton W. Davis, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

I, the undersigned officer of **RLI Insurance Company**, a stock corporation of the State of Illinois, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** this 21 day of January, 2016

By: Jacqueline M. Bockler

Jacqueline M. Bockler

Notary Public



RLI Insurance Company

By: B. W. Davis

Barton W. Davis

Vice President

ACKNOWLEDGEMENT BY PRINCIPAL

STATE OF GEORGIA)

)ss.

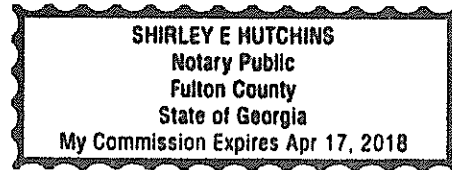
COUNTY OF FULTON)

This record was acknowledged before me on January 21, 2016, by Bryce Langen, as Assistant Treasurer of Pulte Home Corporation, a Michigan Corporation, who appeared before me and is personally known to me.

WITNESS my hand and official seal.



Signature of Notary Public



Shirley E. Hutchins
Notary Public State of Georgia
My Commission Expires: April 17, 2018

APPLICATION FOR LETTER OF CREDIT OR SURETY BOND

(Circle One) New Letter of Credit Letter of Credit Amendment

New Surety Bond Surety Bond Rider (change)

(Division/Market)

Full Legal Name (as it should appear on bond/LC form) _____

_____ Weddington Preserve _____

Lawson Company Number 1046 (not community/subdivision Lawson number)

If requesting Amendment or Rider, **Current** LC/Bond Number _____

Beneficiary/Obligee: Name: _____ Town of Weddington _____

Address: _____ 1924 Weddington Road _____

_____ Weddington NC 28104 _____

Phone: _____ 704-846-2709 _____

Amount: \$ \$1,920,339.00 (if Amendment or Rider, **new** LC/Bond amount)

Expiration Date: 7/7/16 (if a bond, estimated completion date) (if Amendment or Rider, **new** expiration date)

Approved Feasibility Name and Date Approved: _____ Weddington Preserve _____

_____ 01/01/2014 – 12/31/2049 _____

Community Name and Lawson No. Weddington Preserve 410559801

Available by drafts at sight when accompanied by: (for letter of credit only)

Purpose: Water & Sewer

Contract/Agreement date where applicable: _____

Format: (Circle One) Use Bank Format Use Bond Generic Format

Bank Format Attached Bond Format Attached

(send in Word format if available)

(send in Word format if available)

Date Need By: 7/10/15 (Allow 3-5 business days for normal processing and issuance)

Send original bond/letter of credit to: (**include phone #**) Kelly Pocek

11121 Carmel Commons Blvd, Suite 450

Charlotte, NC 28226

704-414-7040

Approved by: _____ Jan Winnek Date: 7-7-15

Print Name & Title _____ Jan Winnek Controller _____

(Controller, VP Finance or other financial officer MUST approve this application)



US INFRASTRUCTURE OF CAROLINA, INC.
CONSULTING ENGINEERS

June 22, 2015

Mr. Julian Burton, Zoning Administrator/Town Planner
Town of Weddington
1924 Weddington Road
Weddington, NC 28104

SUBJECT: Weddington Preserve
Water and Sewer Improvements Performance Bond
USI Project No. 120201- 06

Dear Julian:

USI has reviewed the construction cost estimate for water and sewer improvements submitted by ESP Associates, PA dated June 22, 2015 (attached) to verify the proposed construction costs determining the Developer's performance bond amount. The proposed amount of \$1,280,226.00 x 1.5 = \$1,920,339.00 shown on the estimate is satisfactory and recommended for approval.

If you have any questions, please contact us at 704-342-3007.

Sincerely,

US Infrastructure of Carolina, Inc.

Bonnie A. Fisher, P.E.
Senior Engineer

cc: Danis Simmons, PE

Attachment

Bond Estimate

Project Name and Location:
Date: June 19, 2015

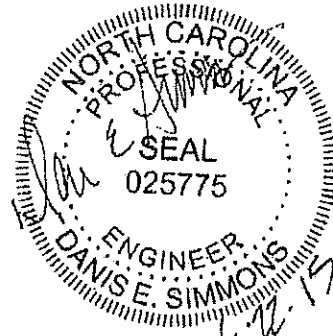
Weddington Preserve - Town of Weddington, NC
Water & Sewer

Construction Item	Unit	Qty	Unit Price	Estimated Cost	% Complete	Bond Amount
Manhole	26	EA	\$3,000.00	\$ 78,000.00	0%	\$ 78,000.00
Outside Drop Kit	1	EA	\$2,900.00	\$ 2,900.00	0%	\$ 2,900.00
8" PVC Gravity Sewer	3,675	LF	\$25.80	\$ 94,815.00	0%	\$ 94,815.00
8" Ductile Iron Gravity Sewer	371	LF	\$48.00	\$ 17,808.00	0%	\$ 17,808.00
4" PVC Sewer Lateral	48	LF	\$700.00	\$ 33,600.00	0%	\$ 33,600.00
Air Release Valve	1	EA	\$7,800.00	\$ 7,800.00	0%	\$ 7,800.00
4" PVC Force Main	3,134	LF	\$33.00	\$ 103,422.00	0%	\$ 103,422.00
4" Ductile Iron Force Main	818	LF	\$68.00	\$ 55,624.00	0%	\$ 55,624.00
4" Force Main Fittings	1	LS	\$16,100.00	\$ 16,100.00	0%	\$ 16,100.00
Locator Valve Box	9	EA	\$490.00	\$ 4,410.00	0%	\$ 4,410.00
18" Gravity Sewer Jack & Bore	80	LF	\$425.00	\$ 34,000.00	0%	\$ 34,000.00
8" Force Main Jack & Bore (Stream)	80	LF	\$325.00	\$ 26,000.00	0%	\$ 26,000.00
8" Force Main Jack & Bore (Road)	40	LF	\$325.00	\$ 13,000.00	0%	\$ 13,000.00
Tap Into Existing Structure	1	EA	\$12,500.00	\$ 12,500.00	0%	\$ 12,500.00
Pump Station	1	LS	\$375,000.00	\$ 375,000.00	0%	\$ 375,000.00
Pump Station Permanent Access Road	575	SY	\$42.00	\$ 24,150.00	0%	\$ 24,150.00
Traffic Control	1	LS	\$29,000.00	\$ 29,000.00	0%	\$ 29,000.00
12' Wide Gravel Access Road	1,600	LF	\$28.00	\$ 44,800.00	0%	\$ 44,800.00
Clear and Reseed Offsite Easement Areas	1	LS	\$41,500.00	\$ 41,500.00	0%	\$ 41,500.00
Total Sanitary Sewer System:				\$ 1,014,429.00		\$ 1,014,429.00
Tie to Existing with Tapping Sleeve	1	EA	\$2,900.00	\$ 2,900.00	0%	\$ 2,900.00
Jumper Assembly	1	EA	\$1,300.00	\$ 1,300.00	0%	\$ 1,300.00
Steel Encasement (Jack & Bore)	50	LF	\$450.00	\$ 22,500.00	0%	\$ 22,500.00
2" PVC Water Main	2,087	LF	\$7.00	\$ 14,609.00	0%	\$ 14,609.00
4" PVC	136	LF	\$14.00	\$ 1,904.00	0%	\$ 1,904.00
8" PVC Water Main	2,176	LF	\$17.00	\$ 36,992.00	0%	\$ 36,992.00
12" PVC Water Main	1,033	LF	\$33.00	\$ 34,089.00	0%	\$ 34,089.00
6" Ductile Iron Water Main	223	LF	\$28.00	\$ 6,244.00	0%	\$ 6,244.00
8" Ductile Iron Water Main	278	LF	\$33.00	\$ 9,174.00	0%	\$ 9,174.00
12" Ductile Iron Water Main	285	LF	\$45.00	\$ 12,825.00	0%	\$ 12,825.00
Fire Hydrant	6	EA	\$4,200.00	\$ 25,200.00	0%	\$ 25,200.00
Domestic Water Service Connections	48	EA	\$880.00	\$ 42,240.00	0%	\$ 42,240.00
2" Gate Valve	8	EA	\$640.00	\$ 5,120.00	0%	\$ 5,120.00
6" Gate Valve	1	EA	\$1,300.00	\$ 1,300.00	0%	\$ 1,300.00
8" Gate Valve	10	EA	\$1,500.00	\$ 15,000.00	0%	\$ 15,000.00
12" Gate Valve	2	EA	\$2,900.00	\$ 5,800.00	0%	\$ 5,800.00
Blow-Off Assembly	6	EA	\$950.00	\$ 5,700.00	0%	\$ 5,700.00
Water Line Fittings	1	LS	\$18,900.00	\$ 18,900.00	0%	\$ 18,900.00
1" Irrigation Meter Assembly	2	EA	\$2,000.00	\$ 4,000.00	0%	\$ 4,000.00
Total Water System:				\$ 265,797.00		\$ 265,797.00

	Total Estimated Cost	% Complete	Bond Amount
Total Estimated Construction Cost	\$ 1,280,226.00		
% Complete and Amount to be Bonded		0%	\$ 1,280,226.00
Total Bond Amount = (1.5) x (Bond Amount)			\$ 1,920,339.00

ESP Associates, P.A.
P.O. Box 7030
Charlotte, NC 28241

Engineer: Danis E. Simmons, PE



The Town shall appoint a Delegate and Alternate to CCOG that will serve until our membership expires June 30, 2020. The Board meets quarterly typically in February and May (the 2020 calendar has not been adopted).

ABOUT CENTRALINA COG

ABOUT US

The Centralina Council of Governments (CCOG) is a voluntary organization of municipal and county governments serving the Greater Charlotte region. Formed in 1968, CCOG is one of 16 regional councils in North Carolina established by the General Assembly to meet the region's needs on a wide range of governance issues. CCOG serves a 9-county area including Anson, Cabarrus, Gaston, Lincoln, Iredell, Mecklenburg, Rowan, Stanly, and Union. CCOG assists local governments in coordinating for sound regional development and provides a forum to address issues best handled through regional cooperation, planning and action. CCOG provides a variety of services for our region including the administration of state and federal grants in the areas of aging, workforce development, economic development and planning. Centralina COG also provides technical assistance services to local government members and other organizations in the areas of: regional planning, transportation, energy and environment, local government assistance, and business resources.

CCOG'S MISSION

CCOG is dedicated to helping this region find innovative solutions to both existing and future challenges facing Greater Charlotte and to unifying the region's collective resources to help grow the economy and jobs, improve the quality of life and control the cost of government.

ABOUT REGIONAL COUNCILS

Regional councils exist in some fashion across the country although naming conventions can differ. In some areas these organizations are known as Councils of Government (COGs), Planning Commissions or Planning Associations. In North Carolina, each regional council is also designated by a letter. The Centralina Council of Governments is also known as "Region F".

[Click here](#) for information on other regional planning organizations in North Carolina.

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Lisa Thompson, Town Administrator/Planner

DATE: December 9, 2019

SUBJECT: Preschool at Christ Lutheran South

Staff received a change of use permit for a special needs preschool at property located at 305 Reid Dairy Road, purchased by Christ Lutheran Church. The property was rezoned on October 8, 2018 for the utilization of church and ancillary uses. A church preschool is an ancillary use permitted for a church however, one of the conditions for approval was that a preschool use would need Town Council review and a new TIA assessment.

The school will not add any additional square footage to the property. The hours of operation are currently, Monday through Thursday 9:00 a.m. to 12:30 p.m. Each day the school will have 20 students, 4 teachers and 1 director. The current driveway provides parking for parents and teachers.

A memo from the traffic engineer is attached.

The Council tabled the decision in October to consider any additional parameters.

Staff recommends approval of the preschool use with a maximum number of 20 students and with hours of operation four days a week with no more than four hours per day.

Lisa Thompson

From: Moody, Trent M. <Trent.Moody@stvinc.com>
Sent: Thursday, October 10, 2019 10:04 AM
To: Lisa Thompson
Cc: Carroll, Justin T.; Wiseman, Alexander M.; Steiss, Cory
Subject: RE: Thrive Day School Application

Thanks Lisa. Below summarizes the results. Let me know if you need anything further.

As a result of a change in land use to propose a 2,184 square foot preschool on the site, the trip generation using ITE Land Use Code 565 was assessed. The resulting trip generation estimates a total of 104 daily trips (52 enter, 52 exit). Within the peak hours, 24 AM trips (13 enter, 11 exit), and 24 PM trips (11 enter, 13 exit), are estimated. The trips generated are not anticipated to warrant mitigation improvements to the signalized intersection of Rea Road and Reid Dairy Road. No further analysis or improvements are recommended due to this change of use.

Sincerely,

Trent Moody, PE
Traffic Engineering Project Manager

STV Engineers, Inc. | 900 West Trade Street, Suite 715, Charlotte, NC 28202
(d) 704.285.7493 | (c) 980.287.5170 | (o) 704.372.1885
trent.moody@stvinc.com | www.stvinc.com



From: Lisa Thompson <lthompson@townofweddington.com>
Sent: Thursday, October 10, 2019 9:45 AM
To: Moody, Trent M. <Trent.Moody@stvinc.com>
Cc: Carroll, Justin T. <Justin.Carroll@stvinc.com>; Wiseman, Alexander M. <Alexander.Wiseman@stvinc.com>; Steiss, Cory <Cory.Steiss@stvinc.com>
Subject: Re: Thrive Day School Application

****This e-mail is from outside STV****

Good morning
2184

Sent from my iPhone

On Oct 10, 2019, at 9:09 AM, Moody, Trent M. <Trent.Moody@stvinc.com> wrote:

Good morning Lisa,

To ensure we are on the same page, could you confirm the square footage of the house being converted to a preschool? Per standards, the square footage would be the variable used to determine a trip generation amount.

Thanks,
Trent Moody, PE

**TOWN OF WEDDINGTON
AMENDED BUDGET
FYE 6/30/2020**

Tax Rate 5.2 cents

**ORIGINAL
BUDGET**

**AMENDED
BUDGET**

Revenues				
Ad Valorem Taxes		\$ 1,229,250	\$ 1,229,250	
State-Collected Revenues		885,000	875,000	
Zoning and Subdivision Revenues		\$ 48,250	\$ 48,250	
Other Revenues		22,750	47,750	{A}
Total Revenues		\$ 2,185,250	\$ 2,200,250	
Expenditures				
Administrative Expenditures		\$ 626,900	\$ 472,900	{B}
Planning and Zoning Expenditures		516,240	403,240	{C}
General Government Expenditures		1,155,110	1,324,110	{A} {B} {C}
Total Expenditures		\$ 2,298,250	\$ 2,200,250	
Total Fund Balance Appropriation		\$ 113,000	\$ (0)	{C}

{A} Driveway easement renewal revenue not included in initial budget

{B} Reclass park expenditures to fire station repairs and to correct underbudgeting of attorney fees

{C} Remove encumbered portion of Tilley-Morris roundabout because project has been delayed until FY21

FUND BALANCE ASSIGNMENTS

Capital Projects

Town Hall -- Buildings	\$45,000
Town Hall -- Sidewalks	\$18,000
Park	\$385,000

Infrastructure

Rea Road Improvements	\$100,000
Other	\$65,000

FUND BALANCE ENCUMBRANCE AS OF 6/30/19

Tilley-Morris Roundabout	\$113,000
Audit Contract	\$8,300

FY 2019-2020

TOWN OF WEDDINGTON
UPDATE BUDGET CHANGES

PRINT ONLY FOR CHANGE DATES: 07/01/2019 TO 06/30/2020 AND CHANGE NUMBERS 2439 TO 2452

<u>ACCOUNT NUMBER</u>	<u>BUDGET CHANGE NO</u>	<u>CHANGE DATE</u>	<u>INIT</u>	<u>ORIGINAL BUDGET</u>	<u>REVISED BUDGET</u>	<u>AMOUNT OF CHANGE</u>
REVENUE						
10-3324-220	2439	11/30/2019	LG	470,000.00	460,000.00	(10,000.00)
UTILITY FRANCHISE TAX						
10-3830-891	2440	11/30/2019	LG	1,750.00	26,750.00	25,000.00
MISCELLANEOUS REVENUES						
TOTAL	REVENUE			471,750.00	486,750.00	15,000.00
EXPENDITURE						
10-4110-127	2441	11/30/2019	LG	21,000.00	151,000.00	130,000.00
FIRE DEPARTMENT BLDG/MAINTENANCE						
10-4110-128	2442	11/30/2019	LG	297,275.00	299,275.00	2,000.00
POLICE PROTECTION						
10-4110-193	2443	11/30/2019	LG	0.00	5,000.00	5,000.00
ATTORNEY FEES - LITIGATION						
10-4110-495	2444	11/30/2019	LG	2,000.00	4,000.00	2,000.00
COMMITTEE & OUTSIDE AGENCY FUNDING						
10-4120-193	2445	11/30/2019	LG	103,750.00	32,750.00	(71,000.00)
CONTRACT LABOR						
10-4120-200	2446	11/30/2019	LG	12,000.00	15,000.00	3,000.00
OFFICE SUPPLIES - ADMIN						
10-4120-351	2447	11/30/2019	LG	15,000.00	12,000.00	(3,000.00)
REPAIRS & MAINTENANCE - BUILDING						
10-4120-400	2449	11/30/2019	LG	4,000.00	5,000.00	1,000.00
ADMINISTRATIVE: TRAINING						
10-4120-410	2450	11/30/2019	LG	5,000.00	7,000.00	2,000.00
ADMINISTRATIVE: TRAVEL						
10-4120-491	2451	11/30/2019	LG	20,000.00	24,000.00	4,000.00
DUES & SUBSCRIPTIONS						
10-4120-500	2448	11/30/2019	LG	70,000.00	10,000.00	(60,000.00)
CAPITAL EXPENDITURES						
10-4130-220	2452	11/30/2019	LG	262,000.00	149,000.00	(113,000.00)
INFRASTRUCTURE						
TOTAL	EXPENDITURE			812,025.00	714,025.00	(98,000.00)

WEDDINGTON CODE ENFORCEMENT REPORT

November, 2019

1. 4005 Ambassador Ct., Inez B. McRae Trust
 - 1/31/19---Deterioration continues, building vacant and closed.
 - 11/30/19—Deterioration continues, building vacant and closed.
2. 416 Gatewood Ln.
 - Motor home/camper parked in street right of way at this address. Owner has requested until 12/31/19 to move it from street.
 - 12/31/18—Violation continues. Motorhome to be towed by Town.
 - 1/31/19---Owner has moved camper up into front yard of home.
 - 2/28/19----Took photo's of camper from street and driveway.
 - 4/30/19---Case continues, camper and vehicles in front are inoperative.
 - 6/30/19---Owner has agreed to remove old camper; vehicles in front are unlicensed and may be inoperative.
 - 8/31/19—Camper has been removed.
 - 9/30/19—Vehicles have been placarded as junk vehicles.
 - 11/30/19—Owner to remove vehicles by 12/31/19
3. 2500 Greenbrook Parkway
 - Pallets stacked behind detached garage and old mattress. Sent owner notice to remove these items. No response.
 - 3/29/19---Met with owner on site. He is having pallets and mattresses removed.
 - 4/30/19---Pallets still to be removed.
 - 9/30/19—Pool in back yard, tarp partially fallen in pool.
 - 10/31/19—No violations of Nuisance Code.
 - 11/30/19—Monitoring.
4. 3005 Cornerstone Dr.
 - Box truck and old camper in side yard of house; sent courtesy letter to owner 2/1/19.
 - No response. Vehicles still in driveway at rear of home.
 - 4/30/19---monitoring.
 - 10/7/19---Notice of violation issued for removal of junk vehicles.
 - 10/31/19—Violation continues.
 - Monitoring.

5. **150 Amanda Dr., Ritter Grading**
 - Non-conforming business has expanded on to vacant lot next. Notice of violation ordering all expansion to be removed and restored to condition and size of this use at time zoning became effective is pending.
 - 4/30/10---Notice of violation issued requiring compliance by 5/9/19. Owner has requested meeting with staff and town attorney.
 - 5/31/19—Site inspection, saw-mill and some logs have been removed. More equipment and building must be removed.
 - 6/30/19---Saw mill band saw and logs removed. Storage bins, fuel tank and office building still must go.
 - 7/31/19---Office trailer and 2 storage Pods still to be removed.
 - 8/31/10—Office trailer and Pods removed.
 - 9/30/19—Some parking on vacant lot still on going. Still working on this one.
 - 10/31/19—Adjoining lot cleared of grading equipment.
 - Monitoring.
6. **7024 Stirrup Ct.**
 - 7/31/19----Construction debris and weeds overgrown on site of house under construction. Gave owner 5 days to clean up (on 7/29/19) .
 - Home still under construction; old concrete pipe and some weeds along road ditch to be cleared/removed.
 - 9/30/19—monitoring.
 - 10/31/19—still needs to remove old culvert/pipe from front near road ditch
 - 11/30/19—old culvert/pipe still to be removed.
7. **Beulah Church Rd. @ Twelve Mile Creek Rd.**
 - 8/31/19---pasture/acreage around home site is overgrown; area around home and courtyard is being mowed; no violations observed.
 - 11/31/19—monitoring.
8. **1011 Heritage Acres**
 - Notice of Violation & Citation issued for illegal customary home occupation 10/7/19.
 - Owner has refused to allow inspection of property. No visible violation from exterior.
 - 11/30/19—Monitoring.
9. **240 Steeple Chase Cir.**
 - Courtesy letter sent to owner to discontinue parking equipment in driveway.
 - Resolved. Case closed.

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2019-2020

PERIOD ENDING: 11/30/2019

10 GENERAL FUND

ASSETS

ASSETS

10-1120-000	TRINITY CHECKING ACCOUNT	1,900,390.27
10-1120-001	TRINITY MONEY MARKET	1,135,443.08
10-1170-000	NC CASH MGMT TRUST	554,372.15
10-1211-001	A/R PROPERTY TAX	419,801.67
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	5,906.80
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	8,125.87
10-1232-000	SALES TAX RECEIVABLE	2,891.86
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	2,356,559.00
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	10,895.00
10-1610-003	FIXED ASSETS - EQUIPMENT	18,445.58
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.00
10-1610-005	FIXED ASSETS - COMPUTERS	30,442.52
10-1610-006	FIXED ASSETS - COMPUTER SOFTWARE	58,044.00
TOTAL ASSETS		<u>6,528,168.80</u>

LIABILITIES & EQUITY

LIABILITIES

10-2120-000	BOND DEPOSIT PAYABLE	75,002.25
10-2155-000	HEALTH INSURANCE PAYABLE	-3,044.50
10-2156-000	LIFE INSURANCE PAYABLE	-32.20
10-2620-000	DEFERRED REVENUE - DELQ TAXES	5,906.80
10-2625-000	DEFERRED REVENUE - CURR YR TAX	419,801.67
10-2630-000	DEFERRED REVENUE-NEXT 8	8,125.87
TOTAL LIABILITIES		<u>505,759.89</u>

EQUITY

10-2620-001	FUND BALANCE - UNASSIGNED	2,516,986.83
10-2620-003	FUND BALANCE-ASSIGNED	228,000.00
10-2620-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,501,237.10
10-2620-005	CURRENT YEAR EQUITY YTD	506,527.34
CURRENT FUND BALANCE - YTD NET REV		269,657.64
TOTAL EQUITY		<u>6,022,408.91</u>

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2019-2020

PERIOD ENDING: 11/30/2019

10

TOTAL LIABILITIES & FUND EQUITY	<u>6,528,168.80</u>
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TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2019-2020

11/01/2019 TO 11/30/2019

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE:				
10-3101-110 AD VALOREM TAX -	408,176.29	735,898.72	1,120,000.00	34
10-3102-110 AD VALOREM TAX - 1ST	0.00	1,818.72	3,000.00	39
10-3103-110 AD VALOREM TAX - NEXT 8	0.00	1,531.84	2,000.00	23
10-3110-121 AD VALOREM TAX -	8,630.95	36,301.45	102,000.00	64
10-3115-180 TAX INTEREST	0.00	326.74	2,250.00	85
10-3231-220 LOCAL OPTION SALES TAX	35,092.73	103,876.56	370,000.00	72
10-3322-220 BEER & WINE TAX	0.00	0.00	45,000.00	100
10-3324-220 UTILITY FRANCHISE TAX	0.00	101,346.59	460,000.00	78
10-3340-400 ZONING & PERMIT FEES	3,177.50	17,762.50	35,000.00	49
10-3350-400 SUBDIVISION FEES	0.00	15,125.00	13,250.00	-14
10-3830-891 MISCELLANEOUS REVENUES	357.00	952.00	26,750.00	96
10-3831-491 INVESTMENT INCOME	5,942.70	6,121.96	21,000.00	71
TOTAL REVENUE	461,377.17	1,021,062.08	2,200,250.00	54
AFTER TRANSFERS	461,377.17	1,021,062.08	2,200,250.00	
4110 GENERAL GOVERNMENT				
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	63,649.83	318,249.15	772,810.00	59
10-4110-127 FIRE DEPARTMENT	0.00	0.00	151,000.00	100
10-4110-128 POLICE PROTECTION	0.00	148,634.48	299,275.00	50
10-4110-192 ATTORNEY FEES - GENERAL	5,000.00	20,000.00	60,000.00	67
10-4110-193 ATTORNEY FEES -	5,000.00	5,000.00	5,000.00	0
10-4110-195 ELECTION EXPENSE	0.00	0.00	3,500.00	100
10-4110-340 PUBLICATIONS	875.00	1,910.00	10,500.00	82
10-4110-341 WEDDINGTON FESTIVAL	-850.00	0.00	0.00	0
10-4110-342 HOLIDAY/TREE LIGHTING	1,375.40	1,425.40	6,000.00	76
10-4110-343 SPRING EVENT	0.00	0.00	10,175.00	100
10-4110-344 OTHER COMMUNITY EVENTS	0.00	742.60	1,850.00	60
10-4110-495 COMMITTEE & OUTSIDE	0.00	0.00	4,000.00	100
TOTAL EXPENDITURE	75,050.23	495,961.63	1,324,110.00	63
BEFORE TRANSFERS	-75,050.23	-495,961.63	-1,324,110.00	
AFTER TRANSFERS	-75,050.23	-495,961.63	-1,324,110.00	
4120 ADMINISTRATIVE				
EXPENDITURE:				
10-4120-121 SALARIES - CLERK	2,346.00	10,678.72	23,600.00	55
10-4120-123 SALARIES - TAX COLLECTOR	4,509.47	20,618.43	52,950.00	61
10-4120-124 SALARIES - FINANCE OFFICER	851.54	4,499.42	11,200.00	60
10-4120-125 SALARIES - MAYOR &	2,100.00	10,500.00	25,200.00	58
10-4120-181 FICA EXPENSE	750.19	3,541.39	8,700.00	59
10-4120-182 EMPLOYEE RETIREMENT	894.18	4,642.32	12,125.00	62

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2019-2020

11/01/2019 TO 11/30/2019

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4120-183 EMPLOYEE INSURANCE	1,187.00	5,935.00	13,475.00	56
10-4120-184 EMPLOYEE LIFE INSURANCE	12.60	63.00	175.00	64
10-4120-185 EMPLOYEE S-T DISABILITY	12.00	60.00	175.00	66
10-4120-191 AUDIT FEES	0.00	0.00	8,750.00	100
10-4120-193 CONTRACT LABOR	850.00	5,840.00	32,750.00	82
10-4120-200 OFFICE SUPPLIES - ADMIN	458.13	1,466.90	15,000.00	90
10-4120-210 PLANNING CONFERENCE	0.00	0.00	500.00	100
10-4120-321 TELEPHONE - ADMIN	170.82	853.86	3,000.00	72
10-4120-325 POSTAGE - ADMIN	150.00	806.33	2,000.00	60
10-4120-331 UTILITIES - ADMIN	322.43	1,877.75	6,000.00	69
10-4120-351 REPAIRS & MAINTENANCE -	400.00	400.00	12,000.00	97
10-4120-352 REPAIRS & MAINTENANCE	2,020.66	26,038.54	75,000.00	65
10-4120-354 REPAIRS & MAINTENANCE	3,750.00	25,043.50	90,050.00	72
10-4120-355 REPAIRS & MAINTENANCE	0.00	566.08	1,500.00	62
10-4120-356 REPAIRS & MAINTENANCE	500.00	1,800.00	6,000.00	70
10-4120-370 ADVERTISING - ADMIN	44.10	193.60	1,000.00	81
10-4120-397 TAX LISTING & TAX	-34.65	-336.60	250.00	235
10-4120-400 ADMINISTRATIVE:TRAINING	485.00	1,828.00	5,000.00	63
10-4120-410 ADMINISTRATIVE:TRAVEL	2,062.33	3,509.64	7,000.00	50
10-4120-450 INSURANCE	0.00	13,379.80	14,500.00	8
10-4120-491 DUES & SUBSCRIPTIONS	-495.10	18,266.50	24,000.00	24
10-4120-498 GIFTS & AWARDS	197.84	197.84	3,000.00	93
10-4120-499 MISCELLANEOUS	839.14	1,092.58	8,000.00	86
10-4120-500 CAPITAL EXPENDITURES	0.00	0.00	10,000.00	100
TOTAL EXPENDITURE	24,383.68	163,362.60	472,900.00	65
BEFORE TRANSFERS	-24,383.68	-163,362.60	-472,900.00	
AFTER TRANSFERS	-24,383.68	-163,362.60	-472,900.00	
4130 PLANNING & ZONING				
EXPENDITURE:				
10-4130-121 SALARIES - ZONING	7,286.06	32,040.38	75,450.00	58
10-4130-122 SALARIES - ASST ZONING	0.00	400.00	500.00	20
10-4130-123 SALARIES -	2,000.74	8,032.95	18,550.00	57
10-4130-124 SALARIES - PLANNING	425.00	1,900.00	5,200.00	63
10-4130-125 SALARIES - SIGN REMOVAL	302.29	2,617.20	8,500.00	69
10-4130-181 FICA EXPENSE - P&Z	739.06	3,278.88	7,950.00	59
10-4130-182 EMPLOYEE RETIREMENT -	1,263.78	6,208.21	15,390.00	60
10-4130-183 EMPLOYEE INSURANCE	1,474.00	7,370.00	15,925.00	54
10-4130-184 EMPLOYEE LIFE INSURANCE	19.60	98.00	250.00	61
10-4130-185 EMPLOYEE S-T DISABILITY	12.00	60.00	175.00	66
10-4130-193 CONSULTING	3,331.52	20,429.93	60,000.00	66
10-4130-194 CONSULTING - COG	0.00	0.00	26,500.00	100
10-4130-200 OFFICE SUPPLIES -	458.13	2,332.40	5,000.00	53
10-4130-201 ZONING SPECIFIC OFFICE	0.00	0.00	2,500.00	100

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2019-2020

11/01/2019 TO 11/30/2019

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4130-215 HISTORIC PRESERVATION	0.00	0.00	350.00	100
10-4130-220 INFRASTRUCTURE	0.00	3,500.00	149,000.00	98
10-4130-321 TELEPHONE - PLANNING &	170.80	853.89	3,000.00	72
10-4130-325 POSTAGE - PLANNING &	150.00	806.34	2,000.00	60
10-4130-331 UTILITIES - PLANNING &	322.84	1,958.43	6,000.00	67
10-4130-370 ADVERTISING - PLANNING	44.10	193.60	1,000.00	81
TOTAL EXPENDITURE	<u>17,999.92</u>	<u>92,080.21</u>	<u>403,240.00</u>	<u>77</u>
BEFORE TRANSFERS	<u>-17,999.92</u>	<u>-92,080.21</u>	<u>-403,240.00</u>	
AFTER TRANSFERS	<u>-17,999.92</u>	<u>-92,080.21</u>	<u>-403,240.00</u>	
GRAND TOTAL	<u>343,943.34</u>	<u>269,657.64</u>	<u>0.00</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: December 9, 2019

SUBJECT: Monthly Report–November2019

Transactions:	
Adjust Under 5.00	\$(.06)
Interest Charges	\$94.38
Overpayments	\$(219.23)
Penalty and Interest Payments	\$(15.75)
Refunds	\$1211.60
2008 Tax Write Offs	\$(769.58)
Taxes Collected:	
2019	\$(409,176.38)
As of November 30, 2019; the following taxes remain Outstanding:	
2009	\$511.72
2010	\$530.18
2011	\$52.18
2012	\$265.34
2013	\$286.15
2014	\$599.54
2015	\$1400.73
2016	\$1411.24
2017	\$3068.79
2018	\$5906.80
2019	\$419,801.67
Total Outstanding:	\$433,834.34