

**TOWN OF WEDDINGTON  
SPECIAL TOWN COUNCIL MEETING  
MARCH 30, 2021 12 NOON  
WEDDINGTON TOWN HALL  
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104  
AGENDA**

1. CALL TO ORDER
2. DETERMINATION OF QUORUM
3. ADOPTION OF AGENDA
4. PRESENTATION OF WATER AND SEWER CONSULTING REPORT
5. REVIEW AND DISCUSSION OF ENHANCED FIRE SERVICE BUDGET AND COSTS
6. DISCUSSION OF PRELIMINARY FY2021-2022 BUDGET
7. DISCUSSION OF CAPITAL IMPROVEMENT PLAN
8. ADJOURNMENT

Town Administrator  
Town of Weddington  
1924 Weddington Rd.  
Weddington, NC 28104

March 17, 2021

Dear Ms. Thompson:

The following report is provided in accordance with the requirements of the contract between The Town of Weddington and Water-Side Consulting dated March 8, 2021.

## Background

The Town is currently considering an update of its Land Use Plan which would include an expansion of the Town Center to an approximate 80-acre parcel southwest of the Providence Road and Weddington Road intersection. This parcel is currently undeveloped and lies within the Mundy Run drainage basin of the Twelve-Mile Creek Water Reclamation Facility (WRF) sewer shed. The proposed use, as a mixed-use town center, would by the nature of the development require a sewerage system and would not be suitable for on-site (i.e. septic tank) systems. There is also other proposed residential development with the Mundy Run basin.

The only municipal sewerage system within the Town at this time is the County owned and operated Union County Water and Sewer District. Union County Water and Sewer District is currently the sole provider of municipal water and sewer services to the town of Weddington. However more than half the population of the town is served by individual well and/or septic systems and no agreement exists between the Town and the County regarding obligation to serve by the County or an obligation to use these services by the Town.

Sewer service to the Town is divided between two sewer sheds or draining basins in Weddington, the Six-Mile Creek and Twelve-Mile Creek basins. The dividing line between these basins is essentially Providence Rd and Weddington-Mathews Rd as shown in Figure 1. The existing town center, as defined in the Town's adopted Land Use Plan, is within the Six-Mile Creek basin, the proposed expansion of the town center would be in the Twelve-Mile Creek basin.

Union County Public Works (UCPW), the operator of the District, completed a Comprehensive Water and Sewer Master Plan in 2011 which identified the areas of the County for which the County planned to provide water and sewer service, this plan, which was adopted by the Board of County Commissioners in

2012, included the entire Town of Weddington in both the Six-Mile and Twelve-Mile Creeks draining basin. This Plan was updated in 2016 with no change to the Weddington planned service areas.

## Water and Sewer Extension Policies of the County

Union County Board of County Commissioners has adopted several specific documents and taken specific Board actions that establish the policy framework for how and where water and sewer line extensions will be constructed, paid for and owned within Union County.

There are three primary documents and one Board action that establish the policy framework for which areas of the County will be served by the district and the means by which water and sewer lines would be developed to serve these areas. These being:

1. The Comprehensive Water and Sewer Master Plan
2. The Union County Water and Sewer Line Extension Ordinance
3. Agreement with the Towns allowing service by the UC W&S District within the Town's limits
4. Stated Board policy regarding provision of sewer line capacity to meet municipal needs for a new or expanded Town Center development.

In addition, the Town's development ordinance provides requirements for when a new development must connect to a municipal water and/or sewer system.

### Comprehensive Water and Sewer Master Plan

The Master Plan provides the basic framework for where water and sewer service will be planned for by UCPW, the areas to be served, and what the projected water and sewer capacity requirement will be to

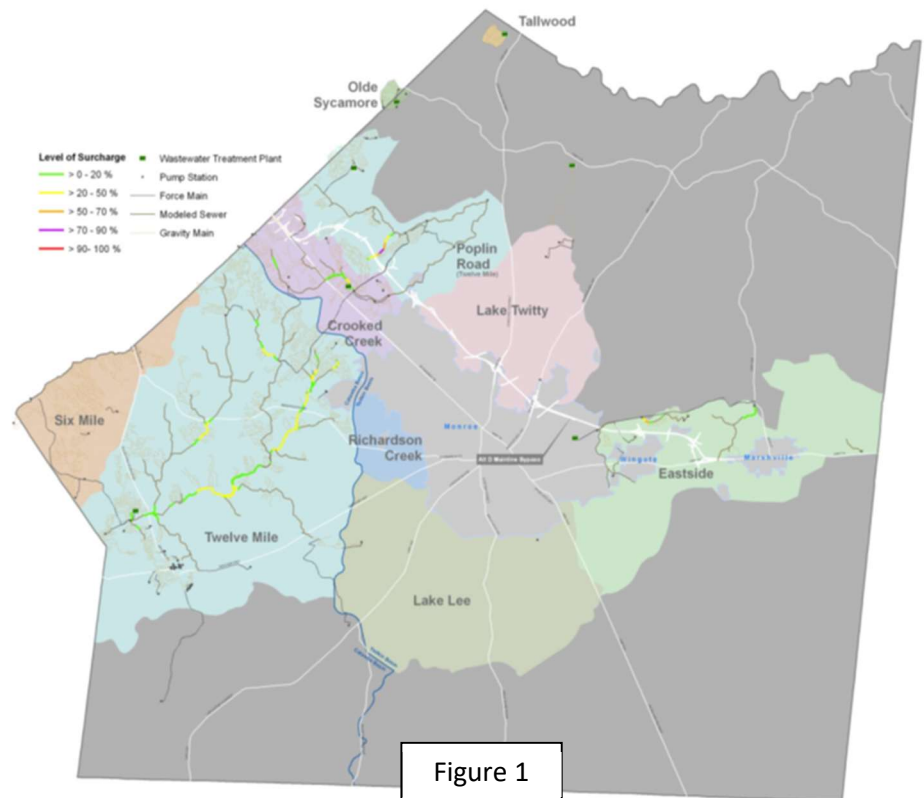


Figure 1

meet the projected service demands within these service areas. The Plan identifies the major infrastructure requirements needed to meet the projected growth within the defined service areas of the County. The entire Town of Weddington is within the planning service areas.

It should be noted here that the planned service areas of UCPW include all the municipalities within the County with the exceptions of Marshville, Monroe and Wingate. These three municipalities own and operate their own water and sewer system. The County currently provides water and/or sewer services to all or parts of the remaining municipalities within the County and the Master Plan assumes that this relationship will continue even though there is no legislative or contractual requirement for the municipalities within the County to have the County be its sole water and sewer service provider. The County, in the development of the Master Plan, specifically met with representatives of the Towns to get input on the Towns concerns with current levels of service and needs for water and sewer service within their town and also utilized the Towns' Land Use Plans as the planned level of development for the municipalities. So even though there is no contractual relationship between the parties, there has been a mutual assumption that the County would be the primary water and sewer service provider to the Town and that the Towns could rely upon the County to have the water and sewer capacity and infrastructure available to meet their growth requirements.

The plan however is not a commitment by the County to construct all the identified infrastructure. In fact, in the development of capacity fees within the Fiscal Plan that was developed concurrent with the Master Plan, the Board decided it would not construct water and sewer line extensions into undeveloped areas but would let the development community determine when and where (within the service area) to construct these lines based upon market demands. There is always a gray area of what constitutes major water transmission or sewer interceptor lines, that have traditionally been constructed by the County, verses a significant line extension needed to serve undeveloped areas of the County such as the Tarkill and Mundy Run basins.

### Water and Sewer Extension Ordinance

The Water and Sewer Extension Ordinance was adopted by the County Commission in 2012 to replace the 1997 W&S Extension Policy. As stated in the Ordinance, its purpose is to:

“provide a framework for the orderly development of water and wastewater systems to meet the growing commercial, residential, industrial, and institutional needs of Union County and to ensure that proposed extensions to the UCPW utility system will be designed and constructed in accordance with appropriate standards and procedures in order to protect the health, safety, and welfare of County residents.”

The ordinance recognizes a need for the continued development of water and sewer infrastructure to meet the growing needs of the County and establishes the joint responsibilities among developers and the County in the planning, design and construction of this infrastructure. The ordinance requires that that the developer design and construct to County standards, all W&S infrastructure within the

boundaries of any proposed development and also requires that developers contribute to or constructs any water and sewer improvements outside the confines of the proposed development that are needed to serve the proposed development. These improvements must be in accordance with the County's adopted W&S Master Plan.

Section 2.3 of the Ordinance states in three different paragraphs that any off-site (outside the bounds of the Development) water or sewer line extensions or oversizing of lines must conform to the Master Plan. Developers are not permitted to develop independent solutions specific to just their development. The relevant paragraphs read:

Section 2.3 - Water and Sewer Plans Review and Approval Requirements

(b) Water and Sewer Plans Requirements: 12. The Water and Sewer Plans shall incorporate any off-site improvements and/or oversizing required by UCPW in accordance with the Water and Sewer Master Plan

(d) Off-Site Improvements: Developer shall incorporate the off-site improvements into the Water and Sewer Plans submitted for the proposed Development. These improvements shall be consistent with the UCPW Water and Sewer Master Plan and conform to the requirements of this Ordinance.

(e) Oversizing of Water and Sewer Infrastructure: Developer shall incorporate the off-site improvements into the Water and Sewer Plans submitted for the proposed Development. These improvements shall be consistent with the UCPW Water and Sewer Master Plan and conform to the requirements of this Ordinance.

These requirements include conformance with the specific "sub-basin plans developed by UCPW and incorporated into the Master Plan as approved by the BoCC.

The Ordinance was amended in 2013 to provide relief to developers in the upstream portion of an unserved sewer basin that would otherwise be required to construct the entire sewer line for that basin to serve their development. This amendment allows for an *interim alternative off-site sewer improvements* which permits the developer an alternative to constructing the off-site improvements in accordance with the Master Plan, if at least one of three specific criteria exist. This provision comes into play in the discussion of alternatives for providing sewer to the proposed expansion of the Weddington Town Center south of Weddington Rd. A copy of the amendment is attached as Exhibit 2.

[Board Policy to provide sewer capacity to new or redeveloping Town Centers of the municipalities within the County.](#)

This Policy was adopted by a motion of the Board sometime in 2011 or early 2012 and has been applied at least three times by the County over the last nine years. The specific examples are:

1. Mineral Springs – Million dollar plus project to extend sewer service to the Mineral Springs Town Center. Project scope and sizing was based upon the Town's adopted Land Use Plan for its town

center and adjacent higher density residential neighborhoods. Initially the project served only a half-dozen customers upon completion.

2. Town of Stallings – County and Town entered into an agreement for the County to pay approximately \$300,000 - \$400,000 for the expansion and extension of sewer lines within the proposed Stalling Downtown Redevelopment area. The actual construction of the sewer lines was to be performed by the Town’s contractor. Although the contract was executed by both parties, as of 2019 the Town had not moved forward with the implementation of this plan.
3. Town of Waxhaw - County completed a masterplan for that portion of the Town within the sewer service area identified in the UCPW Master Plan. This plan included the Town Center area and the surrounding residential areas. The plan recommended an approximate \$6 million dollar sewer improvement program to meet the Town’s sewer capacity needs for the next 20 years. The County has designed and is now constructing this project at no expense to the Town of Waxhaw.
4. Town of Fairview - although no project was ever implemented for the Town , numerous discussion and commitments were made to the Town in this regard for whenever they choose to move forward with a Town Center development.

## Weddington Development Ordinance

The Town’s current land development ordinance Sec. 46-79 establishes requirements for when a new subdivision must connect to a county or municipal water system.

### **Sec. 46-79. - Connection to public water lines and fire hydrant placement**

- (a) If county or municipal water lines are located within one-half mile of a subdivision of ten to 39 lots, or one mile of a subdivision of 40 lots or more, where the distances are measured along the roadway to the nearest edge of the property, then the developer must connect to these lines to provide water service and fire protection for the subdivision. Extensions to the county water system shall be made in conformance with the policies and procedures set forth in the current Union County Water and Sewer Extension Policy as approved by the board of county commissioners and Town of Weddington.

The current ordinance and the draft UDO have no such provision for requiring new development to connect to a county or municipal sewer systems.

## Water and Sewer Planning within Weddington

Although no agreement exists between Weddington and Union County that requires Weddington to use Union County W&S District as its sole water and sewer service provider or require the County to construct water and sewer infrastructure to meet the Town’s projected needs, the Town has historically relied upon Union County to plan for and construct the necessary water and sewer infrastructure needed to serve

Weddington's current and future residents. UC W&S District is also the only public utility within the Town. The construction of the 1.5 Million Gallon elevated water storage tank on Hemby Rd. and associated water booster pump station on Providence Road is an example of the County planning, designing and constructing, at the utilities expense, the necessary improvements required to meet the current and future service need within the Weddington area.

The County adopted its first Comprehensive Water and Sewer Master Plans in 2011. This plan was subsequently updated in 2016 and adopted by the Board at that time. The 2016 plan was further discussed in detail with the BoCC in a series of workshops in 2019 with the Board accepting the continuance of this plan until a new updated Master Plan was completed in 2021. The 2016 Master Plan also included "Sub-basin Master Plans" for some of the sewer sub-basin service areas within Weddington that were undeveloped at the time of the studies. The intent of these plans was to provide specific guidance to potential developers of what would be required by the County for sewer extensions within these basins. The County's Water and Sewer Extension Ordinance requires developers to build off-site improvements in accordance with the Master Plan and the County wanted to provide specific plans within these undeveloped basins for new development. Unlike the sewer master plans for Waxhaw and Mineral Springs, which essentially looked at the entire potential sewer service areas of the Towns, these sub-basin plans were stand-alone documents specific to only those basins. It should be noted that the 2012 Master Plan and the 2016 update did not include capacity analysis of sewer lines within the Six-Mile Basin. The County has not conducted a master plan for sewer service in Weddington as it has done for Waxhaw and Mineral Springs.

## Sewer Service Options for the Town Center area of Weddington

The most straightforward solution for providing sewer service to the current and expanded Town Center area of Weddington would be for the County to extend lines in accordance with its Master Plan which would be in keeping with the Water and Sewer Extension Ordinance and its practice of providing sewer capacity to municipal Town Center developments. Since the Town Center falls within two basins, two separate sewer line extensions would be required, one within the Six-Mile Basin and the other within the Mundy Run sub-basin of the Twelve-Mile Creek basin.

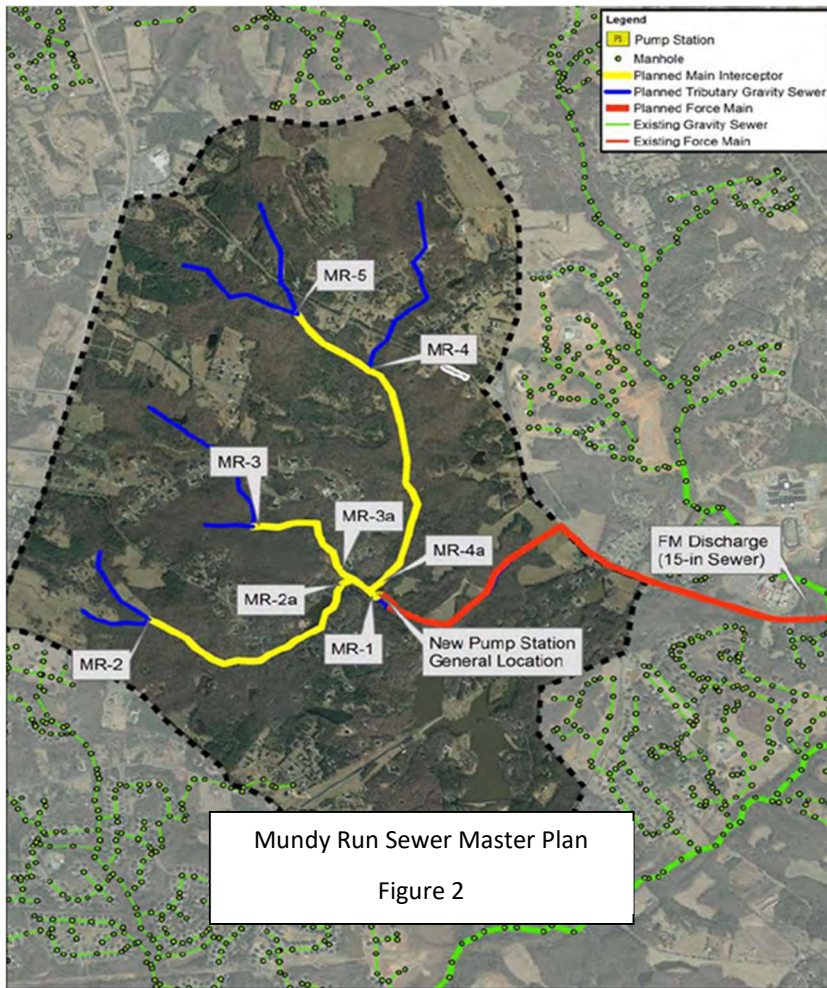
### Six-Mile Basin Existing Town Center

The existing Town Center of Weddington is served by a private sewer line and pump station that conveys the sewage from this area to a County owned sewer line in the vicinity of Hemby Rd. east of Providence Road. The County owned sewer lines should be extended to serve the needs of the existing Town Center and any proposed redevelopment of the Town Center north of Weddington Rd. This would also be consistent with the County's policy and past practice, for the County to upsize any existing sewer lines and extend those lines necessary to meet the current and projected capacity needs of the town, and to remove the Town's reliance on a



sewerage system owned and operated by a private concern. This should be designed and constructed at the County's expense. This is essentially what the County has done for the towns of Mineral Springs, Stallings and Waxhaw.

## Twelve-Mile Basin



The area of the proposed expansion of the Town Center to the south of Weddington Rd and west of Providence Rd. creates other challenges for sewer service. A solution that has been proposed would be to construct gravity sewers within the expanded town center following the contours of Mundy Run and then constructing a pump station and force main to transfer that sewage flow to the Six-Mile basin, presumably connecting to the sewer lines extended to serve the existing Town Center area as discussed in the previous paragraph.

The challenge in this solution is that it does not conform to the County's W&S Extension ordinance in that it is not in conformance with the Master Plan for Mundy Run (Figure 2).

The County's water and sewer extension ordinance requires that sewer for new development be constructed in accordance with the Master Plan, which included the sub-basin plans incorporated therein. For this area the Mundy Run sub-basin plan would govern. To conform this solution with the Ordinance, it would need to be treated as an *interim-alternative off-site sewer improvement* as defined in the ordinance.

The proposed Town Center development is at the very head, or upstream end, of Mundy Run. The extension of sewer to this area, following the master plan, would require constructing the entire NR-4a, NR-4 and NR-5 interceptor, pump station and force main as shown on Figure 2. The estimated cost of this construction I believe was estimated in the Master Plan to be in the



order of \$4-6 million and would provide sewer capacity for all future development within this sub-basin upstream of Aero Plantation. As discussed earlier, the Ordinance envisioned such challenges, that is, the first developer in a basin being at the very upstream end of the basin; and amended the ordinance to include provisions for the construction of an *interim alternative off-site sewer improvements* by these upstream developers. Specifically, the ordinance provides that:

“UCPW may authorize the construction of interim alternative off-site sewer improvements that vary from the UCPW Water and Sewer Master Plan upon existence of any one of the following three sets of contingencies:

(i) The off-site sewer improvements necessary for the Project, as shown in the Union County Water and Sewer Master Plan, would also serve future downstream developments, (ii) the construction of this sewer infrastructure would be cost prohibitive given the size of the Project and the length of the off-site improvements, AND (iii) wastewater flow from the proposed Development and any upstream Development for which interim alternative off-site sewer improvements have been accepted by UCPW jointly constitute less than 50% of the planned wastewater flow to be conveyed in the off-site improvements as shown in the Master Plan.”

I believe all three of these contingencies are met by this project. In this case, under the Board’s policy to provide sewer capacity to municipal town centers, the County would be that developer. Under the interim alternative solution the developer is not required to construct any of the downstream (from his development) sewer improvements, but is required to

“pay to UCPW, with the execution of the Standard Water and Sewer Line Extension Agreement, its pro rata share of the estimated design, easement acquisition (based on the County’s Easement Acquisition Policy and Procedures) and construction costs, as determined by UCPW as a nonrefundable payment-in-aid of construction, of those off-site sewer improvements that would have been constructed to serve the Development if the infrastructure had been constructed in accordance with the Union County Water and Sewer Master Plan”.

Under this provision the County would be required to fund the pro rata share, attributable to the Town Center Development of the master planned downstream sewer infrastructure. This is significant because there are currently developers who are considering development in the downstream reaches. With the County’s contribution, these developers may be willing to fund the balance of the cost of constructing the entire Mundy Run master planned sewer improvements in lieu of construction of on-site septic tanks to serve their proposed residential developments. With their participation an interim alternative solution may not be necessary.

## Summary

Following the provisions of the W&S Extension ordinance, the adopted Master Plans and the BoCC policy and practice of providing sewer to Town Centers, the County should:

1. Construct at its cost the necessary improvements to extend sewer line capacity within the Six-Mile basin to the Weddington Town Center to meet current and projected sewer needs.
2. Construct the interim alternative off-site improvements in the Twelve-Mile Creek Basin to meet the sewerage capacity needs of the expanded Town Center in the Mundy Run sub-basin and contribute its pro rata share to the master planned sewer infrastructure in the Mundy Run sub-basin or; work with the property owners within Mundy Run downstream of the proposed Town Center on the construction of the Master Plan defined sewerage system.

## Issues with Potential Limited Wastewater Treatment Capacity in Twelve-Mile Creek WRF

At a recent Workshop conducted by UCPW with the BoCC there were concerns raised about limitations in capacity at the Twelve-Mile Creek WRF. From my observation of this workshop, it appears that capacity has become limited because of two primary issues.

1. This area of the State has experience significantly higher than normal rainfall for the past two years. This higher than normal rainfall, over this extended period, has raised ground water levels, which has apparently resulted in higher than normal flow to the wastewater treatment plants due to infiltration of groundwater into the county's sewer lines. There is also probably significantly more incidents of direct inflow of stormwater into the county's sewer lines as a result of the more frequent storm events, although this was not presented at this workshop. As a result, the wastewater flows to the County's WRF are reported to be significantly higher than was projected in the planning documents discussed in 2019 workshops with the Board of County Commissioners.
2. The 2016 W&S Master Plan provided for the construction of a new Lower Crooked Creek Water Reclamation Facility (LCCWRF) which would, in its initial operations, treat all the flow from the Poplin Road PS drainage area that is currently treated at the Twelve-Mile Creek WRF. Construction of this new WRF would have freed up approximately 1.5 million gallons per day (MGD) of capacity at the Twelve-Mile Creek WRF.

The 2016 Master Plan recognized the *"urgency to construct and commission the New YBWRF (now titled Lower Crooked Creek WRF) and the Poplin Rd. Interceptor Extension."* and that *"UCPW should start the conceptual design and Environmental Assessment (EA) process in the next fiscal year (FY2018) with the expectation that these facilities would be completed by mid-2022."*

Of significance is that the Master Plan proposed delaying further expansion of the Twelve-Mile Creek WRF until 2031 based upon diverting flow from the Poplin Rd PS to the new LCCWRF. The Twelve-mile Ck WRF was just recently expanded to 7.5 MGD capacity rather than to the 9 MGD originally planned based upon the construction of LCCWRF. The Twelve-Mile WRF is in fact permitted for 12 MGD, enough capacity to meet the basin need through 2040.

In 2018, preliminary environmental assessments for the LCCWRF were completed and potential sites on which to construct the facility were identified. To date, I am not aware of any appreciable progress in advancing this project. Statements by staff at the Jan 11, 2021 workshop indicate that staff “took it (the LCCWRF) off the table and would be bringing recommendations to the Board at a meeting in April 2021 regarding the expansion of the Twelve-Mile Creek WRF and construction of the LCCWRF. UCPW staff has apparently been waiting on direction from the Board to proceed with the LCCWRF even though this project was approved in the 2016 Master Plan and the 2019 workshop with the Board. Funds are currently budgeted for permitting and land acquisition. UCPW staff reported that it would take approximately nine years from Board authorization to have this facility operational. Assuming authorization in April 2021, the facility would not be completed until 2030.

As a consequence of the higher wastewater flows due to increased precipitation and the delays in the construction of the LCCWRF, at the January 2021 workshop the BoCC adopted a new policy regarding allocation of sewer capacity for new development. This direction from the Board establishes a new criterion for assessing available capacity at the County’s WRFs that goes beyond NCDEQ’s 80/ 90 rule. The NCDEQ regulations states that:

*In order to ensure that treatment, utilization, or disposal systems do not exceed their hydraulic treatment capacities, no permits for sewer line extensions shall be issued to wastewater treatment systems owned or operated by municipalities, counties, sanitary districts or public utilities unless they meet the following requirements:*

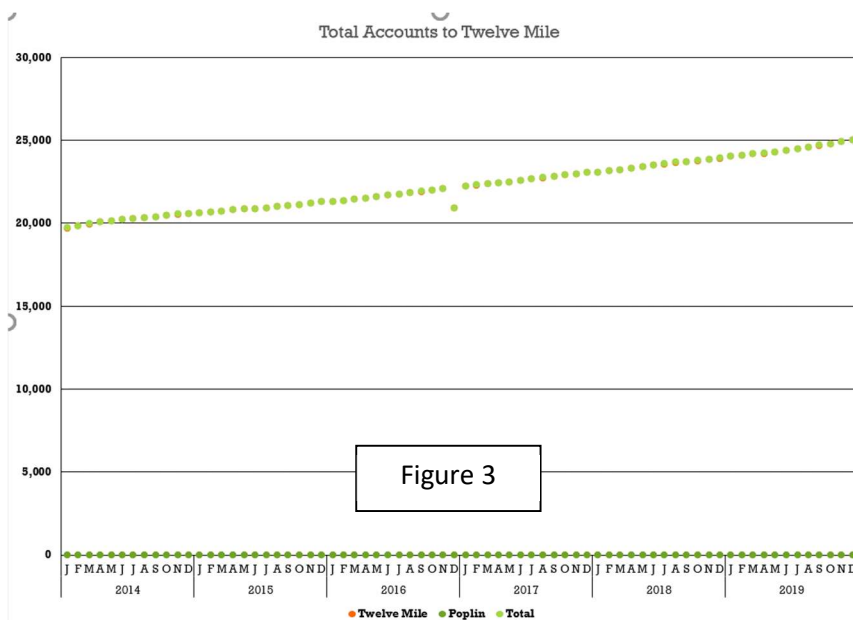
- (1) Prior to exceeding **80 percent of the wastewater treatment system's permitted hydraulic capacity** (based on the average flow of the last calendar year), the permittee must submit an approvable engineering evaluation of their future wastewater treatment, utilization, and disposal needs. This evaluation must outline specific plans for meeting future wastewater treatment, utilization, or disposal needs by either expansion of the existing system, elimination or reduction of extraneous flows, or water conservation and must include the source(s) of funding for the improvements. If expansion is not proposed or is proposed for a later date, a detailed justification must be made to the satisfaction of the Director that wastewater treatment needs will be met based on past growth records and future growth projections and, as appropriate, shall include conservation plans or other specific measures to achieve waste flow reductions.*
- (2) Prior to exceeding **90 percent of the wastewater treatment**, utilization, or disposal systems permitted hydraulic capacity, (based on the last calendar year), the **permittee must obtain all***

***permits needed for the expansion of the wastewater treatment, utilization, or disposal system and, if construction is needed, submit approvable final plans and specifications for expansion including a construction schedule. If expansion is not proposed or is proposed for a later date, a detailed justification must be made to the satisfaction of the Director that wastewater treatment needs will be met based on past growth records and future growth projections and, as appropriate, shall include conservation plans or other specific measures to achieve waste flow reductions.***

The direction from the BOCC, at the recommendation of staff, created a new criterion that is more stringent than that required by NCDEQ. This new criterion adds to the 12 month average daily flow to a WRF (as provided for in the 80/90 rule) the flow that would be generated by new residential and commercial developments that have been approved for construction but have not yet connected to the sewer system. When this combined potential flow exceeds 95% of the rated capacity of the WRF, the County will discontinue executing water and sewer extension agreements for new development. Staff indicated that as of the date of the workshop the combined actual flow and permitted-unconnected

allocated capacity for Twelve-Mile Ck was 92.5 % of the rated capacity and that projects currently under review, but not yet approved, could bring this number to the 95% threshold. At a County Commission meeting on March 11, 2021 UCPW staff reported that this 95% threshold has now been exceeded and that now new development would be approved within the Twelve-Mile Creek, and by extension, the Poplin Rd PS basins.

It is beyond the scope of this report to evaluate the appropriateness of the methodology adopted by the



Board. However, it should be noted that there was no discussion by staff as to the expected time frame for this permitted-unconnected capacity to actual connect to the system. As shown in Figure 3, excerpted from *UCPW Account Tracking Spreadsheet*, from 2014 through 2019 the County had connected a total of about 5000 new accounts to the Twelve-Mile Creek sewer system over this six-year period or approximately 850 new units per year. UCPW staff reported the current permitted-unconnected capacity allocated to Twelve-Mile Creek as 1.69 MGD. Applying the NCDEQ planning estimate of 285 gpd per Equivalent Residential Unit (ERU) utilized by UCPW, this allocated capacity represents nearly 6000 new ERUs that are permitted but not yet connected to the County's sewer system (1,690,000 gal/285gal per

unit = 5930 units). At the growth rate the County has experienced over the last 6 years of approximately 850 new units built and connected per year within the Twelve-Mile service area, it would take about **seven years** before all these units would be connected and the flow would be realized at the treatment plant ( $5930 \text{ units} / 850 \text{ units per year} = 6.98 \text{ years}$ ). This should be more than sufficient time for the County to design and construct the expansion of the Twelve-Mile Creek WRF to 9.0 MGD.

I would also point out that the actual flow generated per account in the Twelve-Mile Creek basin is in the order of 203 gpd on an average daily basis, compared to the planning estimate of 285 gpd. Using 203 gpd for the approximate 6000 permitted ERU results in only 1.22 MGD of capacity committed, not the 1.69 MGD estimated by staff. That would put the total combined actual and permitted flow per the new criterion at 86% of the rated plant capacity.

*Current AADF flow to Twelve-Mile Ck WRF = 5.25 MGD;*

*Total accounts to Twelve-mile Ck = 25000 + ~850 new in 2020 = 25,850 ERUs ;*

*Flow per ERU = 5.25MGD/25,850= 203 gpd per ERU (account)*

At this Workshop staff indicated that they would be asking the BoCC for direction to proceed with The Lower Crooked Creek WRF or to move forward with the design and construction of additional capacity at the Twelve-Mile Creek WRF at an April 2021 meeting. No direction was given by the Board at that time. With no new capacity, the County will probably discontinue executing new agreements within the next several months.

Without direction and budgetary authorization to build additional capacity, new development within the Twelve-Mile Creek WRF service area and within the Crooked Creek WRF service area, will be shut down for an extended period.

During this workshop UCPW staff made no mention of the existing *Divergence Project*, a pumpstation that was constructed in the 2011 timeframe, to allow for pumping excess flow from the influent to the Twelve-Mile Creek WRF to the Six-Mile Creek basin. This project was put on line to take advantage of available capacity within the contractual limits of the County's agreement with the City of Charlotte. It is unclear at this time of the extent to which this *Divergence Project* is being utilized to mitigate the current capacity issues with the Twelve-Mile Creek WRF.

## Implication for the Twelve-Mile Creek / Mundy Run Basin in Weddington

### Assumptions

- The new Lower Crooked WRF will not be constructed and on-line in less than nine years (2030)
- An expansion of the Twelve-Mile Creek WRF to 9.0 MGD, if approved, would take three years to design and construct. (2024)

- The County may not relax their new directive on capacity allocation until either flows drop significantly due to dryer weather and/or additional capacity is under design or construction.
- Once the threshold of the new criteria is exceeded, even with a dryer weather pattern in the area, it could be a year before the AADF drops enough that the County would accept new projects within the Twelve-Mile Creek WRF service area.

Given these assumptions, a best-case scenario would have additional capacity available a year from now if favorable weather conditions prevail. Without significantly dryer weather and corresponding reductions in flows, it could be three or more years before additional capacity is available in the Twelve-Mile Creek service area under the criterion established by the BoCC on Jan 11<sup>th</sup>.

## Recommendations

- (1) Weddington town officials, along with officials from other towns within the Twelve-Mile Creek and Crooked Creek service areas, should petition the County Commission at or before their planned April 12, 2021 meeting to move forward as expeditiously as possible with the construction of additional wastewater treatment capacity to meet the projected needs of these communities. This should include the immediate expansion of the Twelve-Mile Ck WRF to 9.0 MGD. The conceptual design for this expansion to 9.0 MGD was completed as part of the last expansion. This will allow staff to move quickly into the final design and construction which should in total take no more than 2-3 years to complete. UCPW staff reported at the Jan 11<sup>th</sup> workshop with the BoCC, that the estimated cost for this expansion was \$40 million in 2034 dollars. The value of that amount if constructed today is approximately \$16 million, a relatively modest investment to secure additional capacity.
- (2) If the County Commission provides direction to expand the Twelve-Mile Creek WRF, the towns should also petition the County to rescind or revise their new criteria adopted on Jan 11<sup>th</sup> given the relatively short time frame to construct this additional capacity compared to the estimated seven years it will take for the WRF to see the flows from currently permitted-unconnected projects.
- (3) In anticipation that additional capacity will be made available in the Twelve-Mile Creek basin, the Town should convene a meeting of County representatives and potential developers within the Mundy Run basin to assess the willingness of all parties to participate in the construction of the Mundy Run sewer interceptor, pump station and force main.
- (4) The Town should formally petition the County to move forward with the design and construction of sewer infrastructure within the Six-Mile Creek service area to provide capacity for the current and projected needs of the Town's existing and proposed Town Center.
- (5) If capacity is not available within the Twelve-Mile Creek WRF service area to meet the Mundy Run service needs, or the developers downstream of the Town's proposed Town Center expansion are not prepared to contribute their pro rata share of the construction of the Mundy Run sewer interceptor and pump station, the Town should also petition the County to fund the construction



of those interim alternative off-site improvements necessary to provide sewer service to the proposed Town Center development.

Sincerely,

A handwritten signature in blue ink, appearing to read "Edward Goscicki". The signature is fluid and cursive, with a large initial "E" and "G".

Edward Goscicki, PE  
WATER-SIDE CONSULTING

## Appendix 1

### AMENDMENT

#### TO THE UNION COUNTY WATER AND SEWER EXTENSION ORDINANCE

Section 1. Delete Section 1.3 (Applicability) as written and replace with the following:

##### **1.3 Applicability**

This Ordinance shall apply throughout Union County, and it shall be followed by all persons in order to plan, reserve water or sewer capacity, construct and have accepted for service any water and/or sewer line extension to the UCPW system that is to serve any Development. As to Developments to which this Ordinance applies, this Ordinance shall supersede the provisions of any water and sewer extension policies to the extent inconsistent with this Ordinance.

This Ordinance shall not apply to those Developments which, as of the Effective Date of this Ordinance, are subject to a current and valid water or sewer construction permit issued by NCDENR. As to those Developments to which this Ordinance does not apply, the water and sewer extension policies in effect prior to the Effective Date shall continue in full force and effect.

If a water or sewer construction permit issued by NCDENR becomes invalid for any reason after the Effective Date of this Ordinance, this Ordinance shall thereafter apply to the future planning, reservation of water or sewer capacity, construction and acceptance for service of any water or sewer line extension of the UCPW system that is to serve the Development that was subject to the invalid

permit, including the timing and amount of payment of water or sewer capacity fees. Water or sewer capacity fees previously paid for the reservation of water or sewer capacity for the Development shall be credited against any additional water or sewer capacity fees due for the Development under this Ordinance, but refunds of fees shall not be given for water or sewer capacity not used.

In the event that NCDENR has issued a water or sewer construction permit with respect to a Development, and the Owner or Developer of that Development requests a change in the engineering plans or specifications that were approved by NCDENR when it issued the permit such that a permit modification or amendment is required, this Ordinance shall thereafter apply to the future planning, reservation of water or sewer capacity, construction and acceptance for service of any water or sewer line extension of the UCPW system that is to serve that Development. The timing and amount of payment of water or sewer capacity fees due for that Development shall thereafter be determined under this

Ordinance. Water or sewer capacity fees paid for the reservation of water or sewer capacity for that Development shall be credited against any additional water or sewer capacity fees due under this Ordinance. Refunds of water or sewer capacity fees shall not be given for water or sewer capacity not used, but shall be credited against any additional water or sewer capacity fees due under this Ordinance.

Section 2. Delete Section 2.3(d) (Off-Site Improvements) as written and replace with the following:

(d) Off-Site Improvements

For Developments that are not adjacent to water and sewer infrastructure of sufficient size and capacity to meet the needs of the proposed Development, Developer shall be responsible at Developer's sole expense for the design and construction of any and all improvements to the UCPW system deemed necessary by UCPW to meet the service needs of the Development. This may include water and sewer line extensions, pump station improvements or other improvements as may be necessary to meet the service requirements of the Development.

Developer shall incorporate the off-site improvements into the Water and Sewer Plans submitted for the proposed Development. These improvements shall conform to the requirements of this Ordinance and shall be consistent with the UCPW Water and Sewer Master Plan.

Notwithstanding the foregoing general policy, UCPW may authorize the construction of interim alternative off-site sewer improvements that vary from the UCPW Water and Sewer Master Plan upon existence of any one of the following three sets of contingencies.

1. (i) The off-site sewer improvements necessary for the Project, as shown in the Union County Water and Sewer Master Plan, would also serve future downstream developments, (ii) the construction of this sewer infrastructure would be cost prohibitive given the size of the Project and the length of the off-site improvements, AND (iii) wastewater flow from the proposed Development and any upstream Development for which interim alternative off-site sewer improvements have been accepted by UCPW jointly constitute less than 50% of the planned wastewater flow to be conveyed in the off-site improvements as shown in the Master Plan.

OR

2. (i) The Master Plan anticipates gravity flow from a proposed Development to an existing off-site sewer line, (ii) such routing would require obtaining easements through an existing development that is not served by UCPW sewer service, AND (iii) acquisition of sewer easements through this development would be impractical.

OR

3. (i) The downstream developments are already served by an alternative routing, AND (ii) wastewater flow from the proposed Development and any upstream Development for which an interim alternative solution has been accepted by UCPW jointly constitute less than 50% of the planned wastewater flow to be conveyed in the off-site improvements as shown in the Master Plan.

Upon existence of any one of these three sets of contingencies, UCPW may consider interim alternative off-site sewer improvements in accordance with the following requirements.

The proposed alternative must meet the sewer design standards delineated in the Union County Master Plan, and the interim alternative off-site sewer improvements must provide sufficient capacity to meet the projected capacity needs of any potential development upstream of the Project. Developer must also demonstrate that there is sufficient capacity in the receiving basin to handle the flow from the Project, including any development within the receiving basin as shown in the Master Plan. The interim alternative off-site sewer improvements shall also incorporate the removal of any interim off-site improvements that may

have been constructed upstream of the Project.

Developer shall be solely responsible for the cost of all studies and evaluations required by UCPW to determine the feasibility and acceptability of the proposed interim alternative off-site sewer improvements, which shall be solely determined by UCPW. If determined to be feasible and acceptable to UCPW, Developer shall incorporate the interim alternative off-site sewer improvements into the Water and Sewer Plans submitted for the proposed Development. Developer shall be responsible at Developer's sole expense for the permitting, design and construction of any and all interim improvements including any cost incurred by UCPW in evaluating the feasibility and acceptability of the proposed interim alternative off-site sewer improvements.

In addition, Developer shall pay to UCPW, with the execution of the Standard Water and Sewer Line Extension Agreement, its pro rata share of the estimated design, easement acquisition (based on the County's Easement Acquisition Policy and Procedures) and construction costs, as determined by UCPW as a nonrefundable payment-in-aid of construction, of those off-site sewer improvements that would have been constructed to serve the Development if the infrastructure had been constructed in accordance with the Union County Water and Sewer Master Plan. When a Developer subsequently constructs the off-site sewer improvements consistent with the Union County Water and Sewer Master Plan, UCPW may offset a portion of the expense of such construction by reimbursement to the Developer in an amount not greater than the total of any such pro rata payments received. In order to qualify for reimbursement, the Developer must solicit bids for projects subject to reimbursement in accordance



with Article 8 of Chapter 143 of the North Carolina General Statutes when  
awarding contracts for work that would have required competitive bidding if the  
contract had been awarded by UCPW.

Section 3. Except as herein amended, the provisions of the Union County Water and Sewer Extension Ordinance shall remain in full force and effect.

Adopted this the 4<sup>th</sup> day of March, 2013

**TOWN OF WEDDINGTON  
PROPOSED BUDGET  
FY2022**

Changes in yellow					
	ACTUAL AS OF 6/30/20	FINAL AMENDED BUDGET FY20	PROPOSED BUDGET FY21	ACTUAL 2/28/2021	PROPOSED BUDGET FY22
REVENUE:					
10-3101-110 AD VALOREM TAX - CURRENT	1,139,987.62	1,130,000.00	1,145,000.00	1,157,227.88	1,540,000.00
10-3102-110 AD VALOREM TAX - 1ST PRIOR YR	3,645.44	3,000.00	3,000.00	7,307.33	5,000.00
10-3103-110 AD VALOREM TAX - NEXT 8 YRS PRIOR	3,285.39	2,000.00	2,000.00	1,877.03	2,250.00
10-3110-121 AD VALOREM TAX - MOTOR VEH CURRENT	107,355.56	107,000.00	105,000.00	54,919.84	120,000.00
10-3115-180 TAX INTEREST	2,105.41	2,250.00	2,250.00	1,642.34	2,250.00
10-3231-220 LOCAL OPTION SALES TAX REV - ART 39	374,414.14	335,000.00	350,000.00	238,563.22	400,000.00
10-3322-220 BEER & WINE TAX	46,709.49	45,000.00	45,000.00	0.00	45,000.00
10-3324-220 UTILITY FRANCHISE TAX	457,517.73	460,000.00	460,000.00	224,843.33	445,000.00
10-3340-400 ZONING & PERMIT FEES	41,602.50	35,000.00	25,000.00	25,652.50	10,000.00
10-3350-400 SUBDIVISION FEES	25,795.00	18,250.00	53,500.00	4,985.00	5,000.00
STORMWATER EROSION				1,255.00	5,000.00
10-3830-891 MISCELLANEOUS REVENUES	26,622.17	26,750.00	19,720.00	15,220.92	1,000.00
10-3831-491 INVESTMENT INCOME	16,513.11	16,000.00	7,000.00	918.22	5,080.00
TOTAL REVENUE	2,245,553.56	2,180,250.00	2,217,470.00	1,734,412.61	2,585,580.00
GENERAL GOVERNMENT EXPENDITURE:					
10-4110-126 FIRE DEPT SUBSIDIES	763,797.96	772,810.00	789,500.00	522,532.00	784,000.00
10-4110-127 FIRE DEPT CAPITAL/BLDG MAINTENANCE	120,204.00	151,000.00	10,000.00		10,000.00
10-4110-128 POLICE PROTECTION	297,268.96	299,275.00	305,425.00	227,567.19	305,425.00
10-4110-192 ATTORNEY FEES - GENERAL	65,850.00	60,000.00	75,000.00	45,000.00	60,000.00
10-4110-193 ATTORNEY FEES - LITIGATION	5,000.00	5,000.00	5,000.00		5,000.00
10-4110-195 ELECTION EXPENSE	11,225.51	12,500.00	3,500.00		12,000.00
10-4110-340 PUBLICATIONS	9,625.00	10,500.00	2,500.00		2,500.00
10-4110-341 TURKEY TROT	3,500.00	3,500.00	4,100.00		
10-4110-342 HOLIDAY/TREE LIGHTING	3,783.83	4,000.00	6,000.00	3,606.90	
10-4110-343 SPRING EVENT	203.58	3,675.00	10,175.00		
10-4110-344 OTHER COMMUNITY EVENTS	2,899.11	1,850.00	1,350.00	270.00	
10-4110-495 EVENT PUBLIC SAFETY	330.00	2,500.00	4,500.00		
TOTAL GENERAL GOVT EXPENDITURE	1,283,687.95	1,326,610.00	1,217,050.00	798,976.09	1,178,925.00
ADMINISTRATIVE EXPENDITURE:					
10-4120-121 SALARIES - CLERK	23,979.88	23,600.00	25,000.00	16,986.98	24,500.00
10-4120-123 SALARIES - TAX COLLECTOR	47,531.58	52,950.00	54,550.00	33,878.09	54,550.00
10-4120-124 SALARIES - FINANCE OFFICER	10,575.75	11,200.00	11,500.00	8,392.39	12,500.00
10-4120-125 SALARIES - MAYOR & TOWN COUNCIL	25,200.00	25,200.00	25,200.00	16,800.00	25,200.00
10-4120-181 FICA EXPENSE	8,206.93	8,700.00	9,000.00	5,817.89	9,000.00
10-4120-182 EMPLOYEE RETIREMENT	10,829.63	12,125.00	13,500.00	8,255.84	13,500.00
10-4120-183 EMPLOYEE INSURANCE	14,244.00	13,475.00	14,975.00	9,968.00	14,975.00
10-4120-184 EMPLOYEE LIFE INSURANCE	151.20	175.00	175.00	103.04	175.00
10-4120-185 EMPLOYEE S-T DISABILITY	144.00	175.00	200.00	96.00	200.00
SALARY ADJUSTMENTS		0.00			
10-4120-191 AUDIT FEES	8,300.00	8,750.00	8,500.00		8,750.00
10-4120-193 CONTRACT LABOR	6,665.00	49,250.00	50,100.00	12,821.50	5,000.00
10-4120-200 OFFICE SUPPLIES - ADMIN	11,501.14	20,000.00	14,000.00	3,906.58	10,000.00
10-4120-210 PLANNING CONFERENCE	410.72	500.00	2,500.00		500.00
10-4120-321 TELEPHONE - ADMIN	2,076.16	3,000.00	2,250.00	977.79	2,000.00
10-4120-325 POSTAGE - ADMIN	1,315.28	2,000.00	2,000.00	916.05	2,000.00
10-4120-331 UTILITIES - ADMIN	4,923.63	6,000.00	5,040.00	6,827.92	5,000.00
10-4120-351 REPAIRS & MAINTENANCE - BUILDING	5,170.00	7,175.00	7,500.00	8,246.38	7,500.00
10-4120-352 REPAIRS & MAINTENANCE - EQUIPMENT	49,980.02	60,000.00	66,500.00	50,908.49	71,100.00

**TOWN OF WEDDINGTON  
PROPOSED BUDGET  
FY2022**

Changes in yellow					
	ACTUAL AS OF 6/30/20	FINAL AMENDED BUDGET FY20	PROPOSED BUDGET FY21	ACTUAL 2/28/2021	PROPOSED BUDGET FY22
10-4120-354 REPAIRS & MAINTENANCE - GROUNDS	74,205.50	82,550.00	118,500.00	31,064.96	75,000.00
10-4120-355 REPAIRS & MAINTENANCE - PEST CONTRL	1,066.08	1,500.00	1,500.00	450.08	1,500.00
10-4120-356 REPAIRS & MAINTENANCE - CUSTODIAL	4,100.00	6,000.00	6,250.00	3,500.00	6,000.00
10-4120-500 CAPITAL EXPENDITURES	85,125.00	120,000.00	27,000.00		
10-4120-370 ADVERTISING - ADMIN	1,068.67	1,000.00	1,000.00	393.60	1,000.00
10-4120-397 TAX LISTING & TAX COLLECTION FEES	-1,040.60	250.00	0.00	-1,381.10	
10-4120-400 ADMINISTRATIVE:TRAINING	4,096.38	5,000.00	4,500.00	1,234.00	4,500.00
10-4120-410 ADMINISTRATIVE:TRAVEL	5,591.51	6,000.00	6,000.00	1,114.07	4,000.00
10-4120-450 INSURANCE	14,299.63	14,500.00	14,500.00	14,377.47	15,225.00
10-4120-491 DUES & SUBSCRIPTIONS	23,477.75	23,000.00	22,000.00	18,195.82	25,000.00
10-4120-498 GIFTS & AWARDS	1,384.14	3,000.00	2,500.00	528.57	2,000.00
10-4120-499 MISCELLANEOUS	6,524.19	8,000.00	7,500.00	976.00	7,500.00
TOTAL ADMINISTRATIVE EXPENSE	451,103.17	575,075.00	523,740.00	255,356.41	408,175.00
PLANNING & ZONING EXPENDITURE:					
10-4130-121 SALARIES - PLANNER/ADMINISTRATOR	75,360.44	75,450.00	82,440.00	54,463.68	82,440.00
10-4130-122 SALARIES - ASST ZONING ADMINISTRATOR	400.00	500.00	500.00		500.00
10-4130-123 SALARIES - ADMINISTRATIVE ASSISTANT	18,902.32	18,550.00	30,185.00	19,806.50	32,500.00
10-4130-124 SALARIES - PLANNING BOARD	4,200.00	5,200.00	5,100.00	3,250.00	5,100.00
10-4130-125 SALARIES - SIGN REMOVAL	4,999.73	8,500.00	4,660.00	2,213.14	7,500.00
10-4130-181 FICA EXPENSE - P&Z	7,593.39	7,950.00	9,500.00	5,874.05	9,750.00
10-4130-182 EMPLOYEE RETIREMENT - P&Z	14,898.65	15,390.00	19,050.00	12,320.07	20,975.00
10-4130-183 EMPLOYEE INSURANCE - P&Z	17,688.00	17,750.00	18,565.00	12,376.00	18,575.00
10-4130-184 EMPLOYEE LIFE INSURANCE - P&Z	235.20	250.00	250.00	162.40	275.00
10-4130-185 EMPLOYEE S-T DISABILITY - P&Z	144.00	175.00	175.00	96.00	175.00
SALARY ADJUSTMENTS		0.00			
10-4130-193 CONSULTING	50,234.33	50,000.00	54,500.00	56,038.07	101,000.00
10-4130-194 CONSULTING - COG	8,047.00	8,500.00	11,500.00		
10-4130-200 OFFICE SUPPLIES - PLANNING & ZONING	6,638.29	5,000.00	5,000.00	3,583.61	7,500.00
10-4130-201 ZONING SPECIFIC OFFICE SUPPLIES		2,500.00	19,720.00	13,035.22	2,500.00
10-4130-215 HISTORIC PRESERVATION		350.00	250.00		250.00
10-4130-220 INFRASTRUCTURE	46,650.00	50,500.00	394,000.00	-1,347.93	
10-4130-321 TELEPHONE - PLANNING & ZONING	2,076.27	3,000.00	2,250.00	977.86	2,000.00
10-4130-325 POSTAGE - PLANNING & ZONING	1,315.31	2,000.00	2,000.00	806.07	2,000.00
10-4130-331 UTILITIES - PLANNING & ZONING	5,004.40	6,000.00	5,035.00	2,179.04	5,000.00
10-4130-370 ADVERTISING - PLANNING & ZONING	1,068.67	1,000.00	1,000.00	273.10	7,500.00
TOTAL PLANNING EXPENSE	265,456.00	278,565.00	665,680.00	186,106.88	305,540.00
TOTAL EXPENDITURES	2,000,247.12	2,180,250.00	2,406,470.00	1,240,439.38	1,892,640.00
NET OPERATING REVENUES/(EXPENDITURES)	245,306.44	0.00	(189,000.00)	493,973.23	692,940.00

**TOWN OF WEDDINGTON**  
**POTENTIAL NON-OPERATING REVENUES & EXPENDITURES**

		PROPOSED FY2022	FY2021
ESTIMATED OPERATING REVENUES		692,940.00	415,875.00
Zoning & Permit Fees		15,000.00	15,000.00
Subdivision Fees			
The Woods sketch plan			38,500.00
Future unidentified		5,000.00	5,000.00
Driveway easement			
Reduce sales tax revenues due to temporary effects of COVID-19			(20,000.00)
TOTAL ADJUSTED NET OPERATING REVENUES		712,940.00	454,375.00
<u>Proposed non-operating expenditures to be funded</u>			
WCVFD	Fire service contract increase (estimated at 2.5%)	17,625.00	20,000.00
	Audit		4,500.00
	Building maintenance		5,000.00
	Enhanced EMT pilot program	172,465.00	
Police	Increase in contract price (est. @ 3.25%)	10,000.00	6,150.00
Public Safety	New radar trailer		
Attorney	UDO FY21; litigation FY's '18 & '19		15,000.00
Parks & Rec	Spring Event (B30Shredding) - event now sponsored by Truliant	0.00	500.00
	Bunny Hop/Movie Nights/Back to School Drive	3,500.00	
	Tree lighting/Christmas cards & decorations	4,500.00	6,000.00
	Litter sweeps	1,350.00	1,350.00
	Deputies/EMTs (Food Truck Fridays/Litter Sweeps/Turkey Trot)	4,000.00	4,500.00
	Contract labor (i.e. patriotic banner installation, photographer, etc.)	4,000.00	4,000.00
	Food trucks	4,000.00	4,000.00
	Activities	6,175.00	6,175.00
	Turkey Trot		12,100.00
	Turkey Trot registration fees		(3,500.00)
	Event sponsorship revenue		(5,000.00)
Office supplies	Ipads/laptops/etc (replacement upgrade)	2,000.00	
	Cellphones for council/administrator		
	Town banners		4,000.00
Grounds maintenance	Landscape upgrades/medians/roundabout	22,500.00	10,000.00
Building Maintenance	Matthews property (house demolition; preliminary construction phases)		5,000.00
	Electrical repairs		
	Interior painting		
	Town Hall	7,500.00	
Technology	Smartfusion Upgrade		28,500.00
	Net savings from IT service contract		
	Social media archiving		
Consulting/	Code Enforcement contract	8,000.00	8,000.00
Contract Labor	Code Enforcement (funds for remedies; Ambassador Ct)	3,500.00	
	Planning Conferences	1,000.00	2,000.00
	Transportation consulting (i.e. Kimley Horn intersection studies)	12,500.00	
	Misc projects	10,000.00	5,000.00
	Urban Forester		4,600.00
	Publications (if Janet's hours are increased & she assumes this)		(8,000.00)
Salary adj	Merit/Bonus/Taxes/Benefits	7,575.00	7,500.00
	Retirement benefits increase due to increase in rates		3,675.00
	Personnel handbook benefit changes	25,000.00	
	Salary adjustments for increased time (FY21 Janet; FY20 sign)		11,000.00
Infrastructure	Deal Road intersection improvement	40,000.00	
	Cost participation for DOT projects/Ambassador Ct cost share		10,000.00
	Tilley-Morris roundabout	189,000.00	189,000.00
	Municipal participation in critical intersection funding		
	Town participation in stoplights at Antioch Church/Forest Lawn & 12 Mile	35,000.00	35,000.00
	Roundabout at Potter & Forest Lawn	30,000.00	150,000.00

Park	Site improvements (est based on previous Cardno contract)	87,000.00	97,325.00
Trash	Trash service (4500 homes @ \$45/qtr) - ONE QUARTER ONLY	202,500.00	
	Trash customer svc (est 12 hrs @ \$18/hr for 4 mths)	4,750.00	
	Capital Outlay for trashcans (assumes financing or lease to purchase)	100,000.00	
<b>Total cost of non-operating expenditures</b>		1,018,940.00	643,375.00
Assigned Fund Balance Appropriation		(306,000.00)	(\$189,000.00)
	Tilley-Morris	189,000.00	
	Forest Lawn/Potter Roundabout	30,000.00	
	Park	87,000.00	

**PROPOSED FUND BALANCE ASSIGNMENTS AS OF 6/30/21**

Capital Projects			
	Town Hall -- Buildings	\$45,000	\$45,000
	Town Hall -- Sidewalks	\$21,000	\$21,000
	Park	\$716,000	\$385,000
Infrastructure			
	Rea Road Improvements	\$31,000	\$100,000
	Forest Lawn/Potter Roundabout	\$121,000	\$65,000
	Tilley-Morris Roundabout	\$189,000	\$189,000
	Antioch & Beulah Church Road	\$105,000	
	New Town Rd and 12 Mile Creek	\$135,000	
	Beulah Church & 12 Mile Creek	\$104,000	
Total Assigned Fund Balance		\$1,467,000	

**TOWN OF WEDDINGTON**  
**5 YEAR FORECAST**  
**FY2022-FY2026**

	FY2022	FY2023	FY2024	FY2025	FY2026
<b>TOTAL REVENUES</b>	<b>\$ 2,605,580</b>	<b>\$ 2,653,950</b>	<b>\$ 2,717,534</b>	<b>\$ 2,782,798</b>	<b>\$ 2,849,789</b>
<b>EXPENDITURES</b>					
FIRE	\$ 984,090	\$ 1,032,313	\$ 1,062,982	\$ 1,094,572	\$ 1,127,109
POLICE	315,425	328,042	341,164	354,810	369,003
TRASH	307,250	924,250	944,856	965,978	987,627
INFRASTRUCTURE	294,000	195,000	105,000	135,000	-
PARK	87,000	199,000	225,000	248,000	177,000
ADMIN/PLANNING & ZONING	923,815	890,395	924,884	911,045	955,884
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,911,580</b>	<b>\$ 3,569,000</b>	<b>\$ 3,603,886</b>	<b>\$ 3,709,405</b>	<b>\$ 3,616,622</b>
<b>NET EXPENDITURES OVER REVENUES</b>	<b>(\$306,000)</b>	<b>(\$915,050)</b>	<b>(\$886,352)</b>	<b>(\$926,607)</b>	<b>(\$766,833)</b>

**FUNDING OPTIONS:**

**OPTION A KEEP FIRE SERVICE; TAX INCREASE**

ASSIGNED FUND BALANCE APPROPRIATION	\$ 306,000	\$ 384,000	\$ 285,000	\$ 318,000	\$ 77,000
AD VALOREM TAX INCREASE OF 2 CENTS		610,000	630,000	650,000	670,000
UNASSIGNED FUND BALANCE APPROPRIATION					19,833
NET REVENUES (FUND BALANCE REPLENISHMENT)	\$ -	\$ 78,950	\$ 28,648	\$ 41,393	\$ -

**OPTION B RETURN FIRE SVC BY FY24 W/ NO SHORT-TERM TAX INCREASE**

ASSIGNED FUND BALANCE APPROPRIATION	\$ 306,000	\$ 384,000	\$ 285,000	\$ 318,000	\$ 77,000
UNASSIGNED FUND BALANCE APPROPRIATION		535,350			
EXPENDITURE REDUCTION		(4,300)			
FIRE SERVICE EXPENSE REDUCTION			1,062,982	1,094,572	1,127,109
AD VALOREM TAX DECREASE TO 4.2 CENTS (DECREASE OF 1 CENT)			(310,000)	(320,000)	(330,000)
NET REVENUES (FUND BALANCE REPLENISHMENT)	\$ -	\$ -	\$ 151,630	\$ 165,965	\$ 107,275



<b>OPTION C    RETURN FIRE SVC BY FY25 W/ SHORT-TERM TAX INCREASE TO FUND UNTIL RETURNED</b>
--

ASSIGNED FUND BALANCE APPROPRIATION  
AD VALOREM TAX INCREASE TO 7.2 CENTS (2 CENT INCREASE)  
FIRE SERVICE EXPENSE REDUCTION  
AD VALOREM TAX DECREASE TO 4.2 CENTS (DECREASE OF 3 CENTS)  
NET REVENUES (FUND BALANCE REPLENISHMENT)

\$	306,000	\$	384,000	\$	285,000	\$	318,000	\$	77,000
			610,000		630,000				
							1,094,572		1,127,109
							(320,000)		(330,000)
\$	-	\$	78,950	\$	28,648	\$	165,965	\$	107,275

PER TOWN POLICY, FUND BALANCE AVAILABLE FOR APPROPRIATION SHALL NOT BE LESS THAN 50% OF BUDGETED EXPENDITURES IN ANY GIVEN YEAR

TOTAL BUDGETED EXPENDITURES	\$	2,911,580	\$	3,569,000	\$	3,603,886	\$	3,709,405	\$	3,616,622
x 50%		50%		50%		50%		50%		50%
MINIMUM AMOUNT OF FUND BALANCE THAT MUST REMAIN AVAILABLE*	\$	1,455,790.00	\$	1,784,500.00	\$	1,801,943.00	\$	1,854,702.50	\$	1,808,311.00
MAXIMUM AVAILABLE FOR APPROPRIATION PER TOWN POLICY (15% of total budgeted expenditures):										
ASSIGNED FUND BALANCE	\$	1,467,000.00	\$	1,161,000.00	\$	777,000.00	\$	492,000.00	\$	174,000.00
UNASSIGNED FUND BALANCE	\$	436,737.00	\$	535,350.00	\$	540,582.90	\$	556,410.75	\$	542,493.30

**MAJOR ASSUMPTIONS FOR PROJECTIONS**

**TOTAL REVENUES**

No revaluation or change in tax rate  
Ad valorem growth forecast at 3% per year  
State collected revenues forecast at 1.5% growth per year

**TOTAL EXPENDITURES**

Fire forecast at 3% per year; includes enhanced EMS program; assumes Town retains fire service  
Police forecast at 4% per year  
Trash forecast at 2.5% per year with \$100k per year for lease/purchase of trash cans  
Salaries/benefits/payroll taxes forecasted at 3% total increase per year  
Infrastructure and park capital forecast based on 5 year Capital Improvement Plan  
Park operating expenses projected as FY23 - \$10k; FY24 - \$45k; FY25 - \$60k; FY26 - \$100k

## CIP PROJECT HIGHLIGHTS AND NEW POLICY

A total of \$2.1m in capital projects has been identified for FY2022-2026. A list of all projects can be found below. Additional project detail is available on the following pages of this CIP document.

### General Projects:

- Park design and construction
- Town Hall improvements & renovations
- Code Enforcement remedies

### Infrastructure & Transportation:

- Tilley-Morris roundabout
- Forest Lawn & Potter roundabout
- Antioch & Forest Lawn stoplight
- Deal Road & Hwy 84 stoplight
- Beulah Church & 12 Mile Creek intersection improvements
- Antioch Church & 12 Mile Creek intersection improvements
- New Town & 12 Mile Creek intersection improvements
- Future Rea Road expansion design improvements
- Providence Road sidewalk maintenance & improvements

### Sanitation/Trash Service:

- Initial capital outlay for trash receptacles

## PREPARATION

A. The purpose of the capital improvement plan (CIP) is to forecast and match projected funding sources and major capital needs over a five (5)-year period. Long-range capital planning is an important management tool, which strengthens the linkages between community infrastructure needs and the financial capacity of the Town.

B. All proposals for capital investment shall go through the capital planning process.

C. Definition of appropriate capital items for inclusion on the CIP:

1. Definition of a CIP capital expenditure – Expenditure of major value that recurs irregularly, results in the acquisition of a fixed asset, and has a useful life greater than one (1) year.
2. As a rule of thumb, items to be included in the CIP include those which:
  - (a) Involve the acquisition, renovation, and/or construction of a single fixed asset greater than \$20k
  - (b) involve any land purchases not associated with or included in another CIP project
  - (c) involve capital road maintenance or construction greater than \$20,000 – including recurring or routine maintenance projects

## ORGANIZATIONAL INFO

The Town of Weddington is responsible for identifying, documenting, and justifying CIP requests.

Each project shall include a justification memo sheet which will be evaluated and ranked.

Direction shall be provided to proceed with formulating the annual CIP and inclusion by Town Council. This shall be done annually with the town's budget process.

Any amendment to the CIP is required to have a formal vote by Town Council.

#### EVALUATION OF PROJECT MERIT:

A. Proposed CIP items will be evaluated and ranked according to merit.

B. Projects should generally be foreseen ahead of the time (preferably 2+ years) of need to allow time for planning long-term financing strategies or financing methods.

TOWN OF WEDDINGTON

5 YEAR CAPITAL IMPROVEMENT PLAN - FY2022-FY2026

Capital Projects to be funded through fund balance appropriations	Existing Fund Balance	Transfers	Adjusted Fund Balance	FY2022	FY2023	FY2024	FY2025	FY2026
Tilley-Morris RAB	\$ 189,000.00		\$ 189,000.00	\$ 189,000.00				
Park Design & Construction	\$ 385,000.00	\$ 331,000.00	\$ 716,000.00	\$ 87,000.00	\$ 189,000.00	\$ 180,000.00	\$ 183,000.00	\$ 77,000.00
Forest Lawn @ Potter Roundabout	\$ 65,000.00	\$ 56,000.00	\$ 121,000.00	\$ 30,000.00	\$ 91,000.00			
Twelve Mile @ Beulah		\$ 104,000.00	\$ 104,000.00		\$ 104,000.00			
Antioch @ Beulah		\$ 105,000.00	\$ 105,000.00			\$ 105,000.00		
12 mile @ new town		\$ 135,000.00	\$ 135,000.00				\$ 135,000.00	
Rea Rd Improvements	\$ 100,000.00	\$ (69,000.00)	\$ 31,000.00					
Town Hall	\$ 45,000.00		\$ 45,000.00					
Sidewalks	\$ 21,000.00		\$ 21,000.00					
Assigned Fund Balance	\$ 805,000.00		\$ 1,467,000.00	\$ 306,000.00	\$ 384,000.00	\$ 285,000.00	\$ 318,000.00	\$ 77,000.00
Unassigned Fund Balance	\$ 2,689,633.85	\$ (662,000.00)	\$ 2,027,633.85					
Total Available Fund Balance	\$ 3,494,633.85		\$ 3,494,633.85					
Capital Projects to be funded through Town operating budget								
Antioch at Forest Lawn Light			\$ -	\$ 35,000.00				
Deal Rd at 84			\$ -	\$ 40,000.00				
Solid waste capital (assumes leasing or financing)			\$ -	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
Code Enforcement Remedies			\$ -					\$ 18,500.00
Downtown Improvements			\$ -					
Total	\$ 3,494,633.85	\$ -	\$ 3,494,633.85	\$ 787,000.00	\$ 868,000.00	\$ 670,000.00	\$ 736,000.00	\$ 272,500.00

# Town of Weddington, North Carolina

## Capital Improvement Project Justification Form

Project Name: Town Park  
 Project Type: New Construction  
 Town Council Priority: 1



### Description & Justification of Project

The town currently hold events in the town hall parking lot. The current layout does not provide adequate space for the town to grow it's annual events. In addition, per a survey completed in 2019 \_\_\_ % stated they wanted more parks and recreation opportunities within the Town. +The Matthews Property was purchased in \_\_\_. +A draft layout was completed by Cardno in 2019. +Bids were received and the existing home was taken down via control burn in 2020+The utilites are in the process of being located. +Council decided to move forward with the pea gravel/plaza area in 21. +The town engineer completed the grading plan/bid with construction in May 21.

Cost of Project:		Expenditure by Fiscal Year	
Design/Engineering	66,000	2021-2022	\$ 79,000
Land & Site Work	0	2022-2023	\$ 172,000
Construction	651,300	2023-2024	\$ 163,900
Parking Lot(s):		2024-2025	\$ 167,000
Other: Contingency	65,130	2025-2026	\$ 69,400
<b>Total</b>	<b>\$ 782,430</b>	<b>Total</b>	<b>\$ 651,300</b>

### Explanation

Year 1 - electrical service 9k, covered band stage 40k, 15k landscaping, misc eng. 12,500, 2.5k hose bib, 7.9k contingency  
 Year 2 - facilities bldg 44k, 16k utilities, (benches, picnic, trash) 25k, 25% hardscape- \$37k, 25k landscaping, 25k stormwater. \$17k misc eng.  
 year 3 - playground 75k, 50% hardscape 74k, LA-eng. \$15k  
 year 4 - final hardscaping \$37k, final landscaping \$50k, irrigation 65k , eng/la \$15k  
 year 5 - fountain or Water play area - 54,000, Misc. Eng \$5,400 and LA final landsacping 10k

Funding		Funding Source	
Town of Weddington:	782,430	Appropriated Fund Balance=	\$80k in
Federal Funds:		Appropriated Fund Balance=	\$172000 in
State Funds:		Appropriated Fund Balance=	\$163,900 in
Other:		Appropriated Fund Balance=	\$167,000 in
<b>Total Project Cost:</b>	<b>\$ 782,430</b>	Appropriated Fund Balance=	\$69,400

### Impact on Operations

Expenditures		Income/Savings	
No. of Personnel Needed:	0	Rentals	\$5,000
Salaries:	0		
Benefits:	0		
Other Operational Costs:	100,000		
Annual Debt Service:	0		
<b>Total Annual Expenditure:</b>	<b>\$ 100,000</b>		

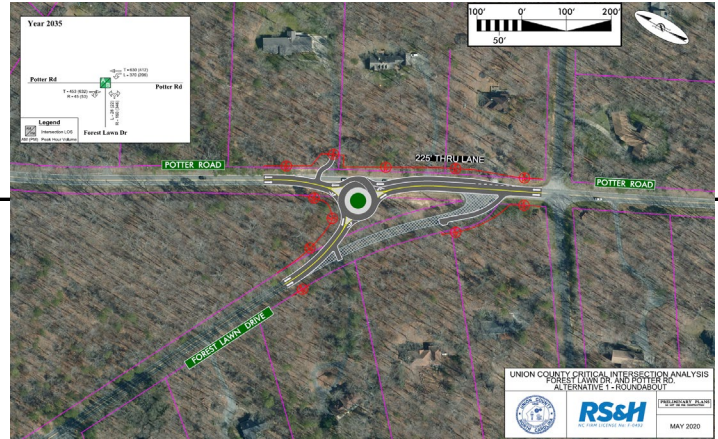
# Town of Weddington, North Carolina

## Capital Improvement Project Justification Form

Project Name: Forest Lawn @ Potter  
 Project Type: Road Improvement  
 Priority Number: 2

### Description & Justification of Project

The town of weddington completed a level of service analysis in 2019. This was the highest ranking intersection that needed improvement. It was selected for UC critical intersection analysis in 2020. The town applied for DA fund in 2020 and it ranked high but wasn't selected. Apply in 2021. • Safety – Crashes will be reduced by up to 78% and the severity of crashes will also decrease • Capacity – It operates at a similar or better Level of Service than a signal • Public Input – The Roundabout was preferred



Cost of Project:	
Design/Engineering	\$315,000
Land:	\$325,000
Construction	\$1,512,000
Contingency:	\$813,550
Other:	
<b>Total</b>	<b>\$2,965,550</b>

TOW - Expenditure by Fiscal Year	
2021-2022	\$27,900
2022-2023	\$90,250
2023-2024	
2024-2025	
2025-2026	
<b>Total</b>	<b>\$118,150</b>

### Explanation

2021-2022 - Engineering  
 2022-2023 - R/W and Construction

### Funding

Weddington:	\$	118,150.00
Federal Funds:	\$	2,372,400.00
State Funds:	\$	400,000.00
Union County:	\$	75,000.00
<b>Total Project Cost:</b>	<b>\$</b>	<b>2,965,550.00</b>

### Funding Source

GF - 2021
Appropriate FB - 2022

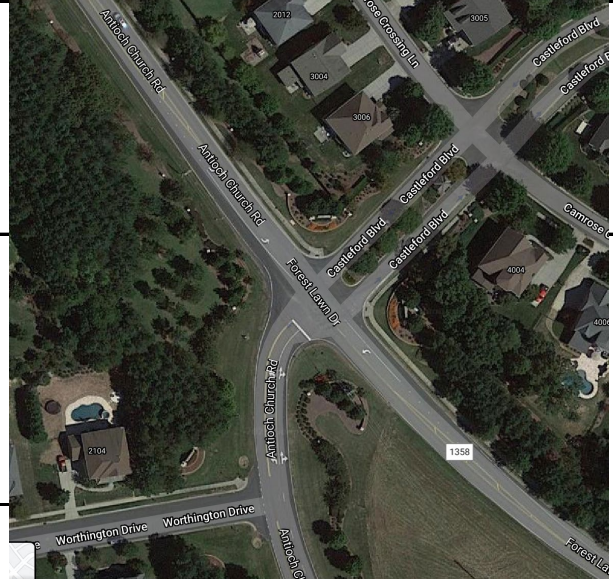


**Town of Weddington, North Carolina**  
**Capital Improvement Project Justification Form**

Project Name: Antioch @ Forest Lawn  
 Project Type: Signalization  
 Priority Number: 3

Description & Justification of Project

The town of weddington completed a level of service analysis in 2019. Antioch and Forest Lawn had the 3rd highest crash rate with the most crashes due to the angle of the intersection; with a north bound service level F (as-is) and because it already has the turn lanes needed - this is an low cost/high yeild project. The project was submitted for spot safety funds and is waiting for selection.



Cost of Project:

Design/Engineering	<u>\$10,500</u>
Land:	<u>\$0</u>
Construction	<u>\$94,500</u>
Contingency:	<u>                    </u>
Other:	<u>                    </u>
<b>Total</b>	<b><u>\$105,000</u></b>

TOW - Expenditure by Fiscal Year

2021-2022	<u>\$35,000</u>
2022-2023	<u>\$0</u>
2023-2024	<u>                    </u>
2024-2025	<u>                    </u>
2025-2026	<u>                    </u>
<b>Total</b>	<b><u>\$35,000</u></b>

Explanation

2021-2022 - Engineering  
 2022-2023 - R/W and Construction

Funding

Weddington:	\$	<u>35,000.00</u>
Federal Funds:	\$	<u>-</u>
State Funds:	\$	<u>35,000.00</u>
Indian Trail:	\$	<u>35,000.00</u>
<b>Total Project Cost:</b>	<b>\$</b>	<b><u>105,000.00</u></b>

Funding Source

GF - 2021-22

**Town of Weddington, North Carolina**  
**Capital Improvement Project Justification Form**

Project Name: Deal Road @ 84  
 Project Type: Signalization/turn lane  
 Priority Number: 4

**Description & Justification of Project**

The town of weddington owns property at the northwest corner of Deal and Hwy 84. The Rea Rd Ext/Hwy 84 project was pushed back to 2030 and wouldn't be complete until xx Council seeks an alternative low cost/high yield improvement for the interim. This intersection is delayed heavily due to school traffic. Options : signal only (105k), turn lane only 150' storage 7 cars- (95k) , both (200k)



**Cost of Project:**

Design/Engineering	\$20,000
Land:	\$0
Construction	\$180,000
Contingency:	
Other:	
<b>Total</b>	<b>\$200,000</b>

**TOW - Expenditure by Fiscal Year**

2021-2022	\$40,000 if Da Funds
2022-2023	\$0
2023-2024	
2024-2025	
2025-2026	
<b>Total</b>	<b>\$40,000</b>

**Explanation**

2021-2022 - Engineering  
 2022-2023 - R/W and Construction

**Funding**

Weddington:	\$	40,000.00
Federal Funds:	\$	160,000.00
State Funds:		
Indian Trail:		
<b>Total Project Cost:</b>	<b>\$</b>	<b>200,000.00</b>

**Funding Source**

GF - 2021-22

**Town of Weddington, North Carolina**  
**Capital Improvement Project Justification Form**

Project Name: Beulah @12 mile  
 Project Type: Signalization/turn lane  
 Priority Number: 5

Description & Justification of Project

Beulah at 12 mile has the 2nd most crashes due to the curve/site line of this intersection. It currently has a Northbound Level of service F . It is recommended for a signal with turn lanes.



Cost of Project:

Design/Engineering	<u>\$60,000</u>
Land:	<u>\$60,000</u>
Construction	<u>\$400,000</u>
Contingency:	<u>                    </u>
Other:	<u>                    </u>
<b>Total</b>	<b><u>\$520,000</u></b>

TOW - Expenditure by Fiscal Year

2021-2022	<u>                    </u>
2022-2023	<u>\$104,000</u>
2023-2024	<u>                    </u>
2024-2025	<u>                    </u>
2025-2026	<u>                    </u>
<b>Total</b>	<b><u>\$104,000</u></b>

Explanation

2021-2022 - Engineering  
 2022-2023 - R/W and Construction

Funding

Weddington: \$	<u>104,000.00</u>
Federal Funds: \$	<u>416,000.00</u>
State Funds:	<u>                    </u>
Indian Trail:	<u>                    </u>
<b>Total Project Cost: \$</b>	<b><u>520,000.00</u></b>

Funding Source

GF 2022-2023	<u>                    </u>
	<u>                    </u>
	<u>                    </u>
	<u>                    </u>

# Town of Weddington, North Carolina

## Capital Improvement Project Justification Form

Project Name: Antioch Church Rd @ Beulah  
 Project Type: Signalization/turn lane  
 Priority Number: 6

### Description & Justification of Project

Beulah at 12 mile has the 4th most crashes and is failing because of the 4 way stop. It currently has a Northbound Level of service F. It is recommended for a signal with turn lanes. WB and NB morning peak will fail by 2045 with no improvements.



### Cost of Project:

Design/Engineering	\$10,500
Land:	\$0
Construction	\$94,500
Contingency:	
Other:	
<b>Total</b>	<b>\$105,000</b>

### TOW - Expenditure by Fiscal Year

2021-2022	
2022-2023	
2023-2024	\$105,000
2024-2025	
2025-2026	
<b>Total</b>	<b>\$105,000</b>

### Explanation

2021-2022 - Engineering  
 2022-2023 - R/W and Construction

### Funding

Weddington:	\$	105,000.00
Federal Funds:	\$	-
State Funds:		
Indian Trail:		
<b>Total Project Cost:</b>	<b>\$</b>	<b>105,000.00</b>

### Funding Source

2023-2024



**Town of Weddington, North Carolina**  
**Capital Improvement Project Justification Form**

Project Name: Antioch Church Rd @ Beulah  
 Project Type: Signalization/turn lane  
 Priority Number: 7

Description & Justification of Project

This intersection has the least amount of accidents but is failing LOS D southbound in the AM and PM peak



Cost of Project:

Design/Engineering	<u>\$15,000</u>
Land:	<u>\$20,000</u>
Construction	<u>\$100,000</u>
Contingency:	<u>                    </u>
Other:	<u>                    </u>
<b>Total</b>	<b><u>\$135,000</u></b>

TOW - Expenditure by Fiscal Year

2021-2022	<u>                    </u>
2022-2023	<u>                    </u>
2023-2024	<u>                    </u>
2024-2025	<u>\$135,000</u>
2025-2026	<u>                    </u>
<b>Total</b>	<b><u>\$135,000</u></b>

Explanation

2021-2022 - Engineering  
 2022-2023 - R/W and Construction

Funding

Weddington: \$	<u>135,000.00</u>
Federal Funds: \$	<u>-</u>
State Funds:	<u>                    </u>
Indian Trail:	<u>                    </u>
<b>Total Project Cost: \$</b>	<b><u>135,000.00</u></b>

Funding Source

<u>2024-2025</u>
<u>                    </u>
<u>                    </u>
<u>                    </u>