



**TOWN OF WEDDINGTON  
TOWN COUNCIL MEETING AGENDA  
2021 RETREAT  
Rolling Hills Country Club  
2722 West Roosevelt Blvd  
Monroe, NC 28110**

**Friday, February 26, 2021  
9:00 a.m.**

<b>Welcome and Agenda Review</b> Call to Order Adoption of the agenda
<b>1. Introductions</b> a. Year in Review b. Council Member Updates
<b>2. Planning</b> a. Planning areas/options b. Hwy 16 corridor planning / uses
<b>3. Downtown</b> a. Sewer Discussion b. Town Park Discussion c. Medians/RAB/other improvements d. Tree City USA Discussion
<b>4. Transportation</b> a. Deal Rd. @ Highway 84 b. Other intersection updates
<b>5. Public Safety</b> a. Fire – Revaluation and new program costs
<b>6. Administrative Items</b> a. Events
<b>7. Solid Waste and Recycling</b> a. RFP Draft review b. Public input/Notifications
<b>8. Finance</b> a. FY 2021-2022 Prelim Budget Discussion
<b>9. Review Key Objectives and Assignments</b>
<b>10. Adjournment</b>

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**TOWN OF WEDDINGTON**  
**TOWN COUNCIL MEETING MINUTES**  
**2021 RETREAT**  
**FRIDAY FEBRUARY 26, 2021**  
Rolling Hills Country Club

**Welcome and Agenda Review**

**Call to Order**

Mayor Callis called the meeting to order at 9:20 a.m.

A quorum was determined by roll call: Mayor Pro Tem Janice Propst, Councilmember Jeff Perryman, and Councilmember Anne Pruitt (via ZOOM) were present. Council member Mike Smith was absent.

Staff present: Town Planner/Administrator Lisa Thompson, Town Clerk Karen Dewey, Finance Officer Leslie Gaylord, Town Attorney Karen Wolter.

**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 roll call vote.

**1. Introductions**

**a. Year in Review**

Ms. Thompson reviewed Council actions taken in 2020. Staff will work on a vision/mission statement to present to the Council for approval.

**b. Council Member Updates**

Mayor Callis reported the litter sweep tomorrow will be rain or shine. Another is planned for the April weekend when NCDOT used to hold the statewide litter sweep events. She requested staff work with Bob Arias to make a regular litter pick-up schedule.

Councilmember Perryman reported that things are going well with WUMA. A county commissioner or two has attended every meeting. They have presented a united front on high density rezoning to the County. At the March 11 BOCC meeting WUMA will make a presentation. The March meeting will be at Weddington and will focus on local traffic issues.

**2. Planning**

**a. Planning areas/options**

Ms. Thompson presented: This isn't for extra territorial jurisdiction 1 to 2 miles outside Weddington borders, but to pinpoint donut holes and adjacent parcels and come to an agreement with the county on maximum zoning density. Council directed staff to map all the areas for zoning and look into annexation agreements with other towns.

**b. Hwy 16 corridor planning / uses**

Ms. Thompson presented: Current residential zoning along Hwy 16 only allows for churches as conditional uses. Residential is not rural. Goal here is to protect by planning for future development and work to keep the view shed the same and to identify what the Town doesn't want along there. Council directed staff to list properties with historic potential, create a corridor map with boundaries, consider a short survey with open questions, and draft an update to the Land Use Plan so it references this corridor and what kind of development would be beneficial to the Town's rural character.

**4. Transportation**

**a. Deal Rd. @ Highway 84**

The Town owns the property at the northwest corner of Deal Road and Hwy 84. The Council discussed options for improvement to ease the traffic issues at the intersection. Options discussed included a right turn lane on to Hwy 84, signalize the intersection to allow traffic to move through. Staff directed to find which option is the best use of funds over the next 10 years for a temporary fix.

**b. Other intersection updates**

Forest Lawn at Potter Road scored well but did not make the cut for funding. Town will apply again in the fall.

Antioch and Forest Lawn signal- will approach Indian Trail to share costs.

**5. Public Safety**

**a. Fire – Revaluation and new program costs**

Fire Chief Steven McLendon presented the 2021-2022 Fire budget. There is a \$17,627 increase to the base budget. Enhanced services will add \$172,463. If Town opts to refuse enhanced services, the level of service will not decline, it will be the same as current level of service.

Construction of the Rea Road Fire Station will be moving forward and is expected to be completed in November.

Ms. Gaylord asked if the contract can be changed to a percentage increase. Chief McLendon stated that the board would be willing to consider it with a letter of proposal from the Town. Chief McLendon stated that he is willing to come back to the Council for further discussion.

**6. Administrative Items**

**a. Events**

Easter Event-March 27 with a March 28 rain date from 10-4. Egg hunt, crafts, Easter bunny.

Movie Night-staff will connect with Nancy Anderson and Hunter Farm to host.

Food Trucks-possibly in May, maybe later in the summer.

School Drive-partner with Christ South

Park Opening Event

Christmas Tree Lighting on November 19

**7. Solid Waste and Recycling**

**a. RFP Draft review**

**b. Public input/Notifications**

Ms. Thompson presented the draft RFP. It includes a base bid and 12 options. Council discussed how to conduct the bid opening and review. A committee will review the bids and it will consist of the Administrators from Weddington and Marvin, a Councilmember from Weddington and Marvin, and the Union County Solid Waste Manager. Councilmember Pruitt agreed to be the Weddington Council representative. The RFP will go live March 15, 2021. The tentative schedule will be to contract in September 2021 with a start date of March 2022.

**8. Finance**

**a. FY 2021-2022 Prelim Budget Discussion**

Ms. Gaylord reviewed the preliminary budget. The sales tax revenue did not decrease due to the pandemic as expected. The preliminary budget includes an estimated 25% increase in tax revenue due to the revaluation. Council discussed starting the process of a Capital Improvement Plan to prioritize projects. The Council briefly discussed re-engaging the County Commissioners in conversation about turning the fire service back to the county.

**9. Review Key Objectives and Assignments**

- Vision/Mission statement
- Janet Peirano to follow up with Bob to set specific litter pick-up schedule
- Litter sweep for late April.
- Time Capsule for UCSO Admin bldg input
- Planning areas: map the county parcels in donut holes or adjacent to Weddington to pinpoint for zoning
- Look into annexation agreements with other municipalities
- Hwy 16 corridor:
  - Identify what we do not want.
  - Move forward with corridor study
  - Boundary for corridor/corridor map
  - Historic options/list properties
  - Short resident survey
  - LUP-update to speak about corridor
- Sewer-contract with Ed Goscicki to produce a report – Mr. Goscicki to temporarily resign from Planning Board
- Town Park: move forward with plaza/parking grading and powerlines
  - Water and power to plaza/parking area
  - Landscaping to make less rough
  - Quotes for eco-friendly parking

- Plan for next year-quotes for amphitheater, structures
- Medians/roundabouts: look at improvements
- Tree City:
  - Get prices from budget.
  - Councilmember Pruitt to set up presentation at a meeting to learn more
- Move forward with Deal road improvements to March Council meeting
- Work on CIP-March meeting.
- Reengage county in fire service discussion.

**10. Adjournment**

**Motion:** Councilmember Perryman made a motion to adjourn the 2021 Town Council Retreat at 1:59 p.m.

**Vote:** The motion passed with a unanimous vote.

Approved: April 12, 2021

Karen Dewey  
Karen Dewey, Town Clerk

Elizabeth Callis  
Elizabeth Callis, Mayor