

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, AUGUST 9, 2021 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA**

Prayer – Shane Freeman, Pastor, Southbrook Church

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. Presentations from Solid Waste Bidding Companies
 - A. Waste Pro
 - B. Waste Connections
 - C. Active Waste
9. Consent Agenda
 - A. Approval of July 12, 2021 Regular Town Council Meeting Minutes
 - B. Appoint Karen Dewey as Deputy Finance Officer
 - C. Reduction in Performance Bond for Harlow's Crossing Phase 2
 - D. Approve P-2021-05 Proclamation for the National Day of Remembrance
10. Old Business
 - A. Discussion and Review of Solid Waste Bids and Attorney Review of Solid Waste Contract Terms
11. New Business
12. Update from Town Planner
13. Code Enforcement Report
14. Update from Finance Officer and Tax Collector
15. Transportation Report
16. Council Comments
17. Adjournment



Union County Sheriff's Office

Events By Nature

For the Month of: July 2021

Date of Report

8/1/2021

9:00:23AM

<u>Event Type</u>	<u>Total</u>
911 HANG UP	123
911 TESTING	3
911 TO TEXT NO ADDRESS	1
ABANDONED VEHICLE	3
ACCIDENT EMD	5
ACCIDENT HITRUN PD LAW	1
ACCIDENT PD ONLY	17
ACCIDENT PININ EMD	1
ALARMS LAW	39
ANIMAL BITE FOLLOW UP	1
ANIMAL BITE REPORT LAW	2
ANIMAL COMP SERVICE CALL LAW	3
ASSAULT	1
ASSIST OTHER AGENCY LAW	1
ATTEMPT TO LOCATE	1
BOLO	3
BURGLARY HOME OTHER NONBUSINESS	1
BUSINESS CHECK	22
CARDIAC RESPIRATORY ARREST EMD	1
CARELESS AND RECKLESS	11
DISTURBANCE OR NUISANCE	4
DRUG ACTIVITY	1
ESCORT	3
FOLLOW UP INVESTIGATION	5
FOOT PATROL	3
FRAUD DECEPTION FORGERY	7
FUNERAL ESCORT	1
HARASSMENT STALKING THREATS	1

<u>Event Type</u>	<u>Total</u>
ILLEGAL DUMPING LITTERING	1
INDECENCY LEWDNESS EXPOSURE	1
INTOXICATED DRIVER	1
INVESTIGATION	2
JURISDICTION CONFIRMATION LAW	1
LARCENY OF VEHICLE	1
LARCENY THEFT	1
MENTAL DISORDER	3
MOTORIST ASSIST	4
NOISE COMPLAINT	14
PREVENTATIVE PATROL	484
PROP DAMAGE VANDALISM MISCHIEF	4
RADAR PATROL INCLUDING TRAINIG	10
REFERAL OR INFORMATION CALL	10
RESIDENTIAL CHECK	3
SERVE CIVIL PAPER	12
SERVE DOMESTIC VIOL ORDER	3
SERVE EVICTION NOTICE	1
SERVE WARRANT	1
SHOTS FIRED	2
STRUCTURE FIRE EFD	3
SUSPICIOUS CIRCUMSTANCES	5
SUSPICIOUS PACKAGE	1
SUSPICIOUS PERSON	1
SUSPICIOUS VEHICLE	6
TRAFFIC DIRECT CONTROL	1
TRAFFIC HAZARD	5
TRAFFIC STOP	141
TRANSPORT ALL LAW	1
TRESPASSING	1
WELL BEING CHECK	3

Event Type

Total

Total Calls for Month: **992**

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JULY 12, 2021 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
MINUTES
PAGE 1 OF 5**

1. Open the Meeting

Mayor Callis called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

The Council led the Pledge of Allegiance.

3. Determination of Quorum

Quorum was determined with all Councilmembers present: Mayor Elizabeth Callis, Mayor Pro Tem Janice Propst, Councilmembers Anne Pruitt, Mike Smith, and Jeff Perryman.

Staff: Interim Planner Leamon Brice, Interim Administrator/Clerk Karen Dewey, Permit Technician/Interim Stormwater Administrator Janet Peirano, Finance Officer Leslie Gaylord, Town Attorneys Karen Wolter and Jennifer Nancarrow

Visitors: Walt Hogan, Anne Marie Smith, Bill Deter, Mike Morse, Albert Chiong, Aubrey Walker, Brian McBride, Joe Fronsee, Victoria Fronsee, Mandy Hawthorne, John Hawthorne, DJ Edwards, Mary Young, Mickey Key, Gregory Wyand, Tracy Stone, Karen Kemp

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

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

Vote: The motion passed with a unanimous vote.

5. Mayor/Councilmember Reports

Councilmember Perryman reported that the July WUMA Meeting will be held in Wesley Chapel on Thursday, July 22, 2021 at 4:00 p.m.

6. Public Comments

Karen Kemp, 1379 Whispering Oaks Lane: Ms. Kemp expressed her displeasure and frustration over a neighboring house listed on Airbnb advertising for hosting events.

Brian McBride: 1345 Whispering Oaks Lane. Mr. McBride stated that he lives next door to the Airbnb. He spoke to the neighborhood peace and security being compromised by the presence of the Airbnb next door. He built his home and has lived in Lake Providence for 21 years. He feels that this community of neighbors has been hijacked by a party house. Mr. McBride asked how a commercial venture can be

placed in a residential neighborhood. He stated that the parking overflows into the cul de sac, trash is piled on the lawn on Mondays, and children don't feel safe. The weekend of July 4th was a nightmare as 16 cars were parked in the cul de sac and there was an auto detailer cleaning car engines. A neighbor tried to stop the activity but was challenged by the renters. The fireworks that evening lasted over an hour and a half and in the morning, the street was littered with trash. He stated his hope that the Council can do something.

Aubrey Walker, President of Lake Providence HOA, 5008 Laurel Grove Lane: Mr. Walker described the neighborhood of Lake Providence. He asked what the Council can do to help. He thanked staff for their efforts and asked what neighbors can do to help shut down the commercial aspect of this issue.

John Hawthorne, 1397 Whispering Oaks Lane: Mr. Hawthorne asked how a commercial business is being allowed to operate in a residential zone. He expressed frustration over the behavior of the renters with unsafe parking and remaining in an idling car in the middle of the street.

7. Public Safety Report

The Union County Sheriff's Office Deputies assigned to the Town of Weddington will be starting the Obey the Sign or Pay the Fine Traffic Enforcement Campaign that will last two weeks and will begin towards the end of July. There will be several other Deputies assisting during this campaign.

There was a traffic accident on Potter Road at Forest Lawn Drive that had a fatality on July 3rd, 2021. There has been an increase in use of the Residential Security Check Program during the past month. Find the sign up on the Town website.

As always please report any suspicious activity to the Union County Sheriff's Office.

8. Consent Agenda

A. Approval of June 14, 2021 Regular Town Council Meeting Minutes

B. Approval of Weddington Preserve Street Tree Planting Permit-contingent

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

Vote: The motion passed with a unanimous vote.

9. Old Business

A. Review of Solid Waste Bids and Discussion of Solid Waste Contract

Councilmember Pruitt reviewed the bidding process and the meetings with the 3 bidding companies. Councilmember Pruitt's summary report is attached for the record.

Councilmember Smith reiterated one of the main reasons Council is looking at contracting for solid waste is to limit the garbage trucks on the road. NCDOT is unable to repair roads because of budget limitations and Council is trying to take some measures to help alleviate the problems.

Mayor Callis stated that it is a safety and traffic issue as well.

Councilmember Perryman asked if there will be specifics in the contract that will allow the Town to cancel if standards are not being met.

Ms. Wolter responded that in the RFP, a draft contract was included. That had a termination for convenience clause where the Town can terminate the contract for any reason, or no reason at all with 180 days' notice. There is also a For Cause clause that the Town can use to terminate the contract quickly. There are damage provisions which include a list of specific acts and the fines that will be imposed. This incentivizes the haulers to provide good service.

Councilmember Perryman thanked Councilmember Pruitt for her work with the summary and asked if this could be put out to the residents this week and ask for public feedback on the basic pricing and details. Council agreed to sending a letter to residents giving the information gathered and asking for feedback.

Mayor Callis stated that the Council has given this topic a lot of thought. When a decision is made, it will be made for the greater good of Weddington and knowing that not everybody will like it. The Town is growing, and the Council tries to do what is best for the town.

10. New Business

No new business to discuss

11. Update from Town Planner

Mr. Brice reviewed the procedure taken to report the violations of the Airbnb in Lake Providence. Staff reported the violation to the company and the owner received a copy of that complaint. Staff sent a notice of violation via US Mail with a return receipt requested. That receipt was returned, indicating the owners are aware of the violation. The advertisement on the Airbnb website has changed. A second complaint was filed with Airbnb. The Weddington Deputies have been involved. Mr. Brice stated that this can be stopped by following up on the notice of violations and instating the fines and taking legal action. He suggested to the neighbors that they pay attention to all of the issues and call the deputies when they are needed. The Town can build a file of evidence and that will help when it's time to take action.

Mr. Brice updated the Council on the non-compliant sawmill in Providence Place II. A notice of violation has been mailed, but the return receipt has not been received by the Town. Staff will work with Ms. Wolter to proceed with legal enforcement.

Ms. Wolter gave a legal aspect of Airbnb. Everything that is illegal, littering, noise, fireworks, illegal parking, events; the Town can regulate. The Town cannot govern short term rental of that property. The General Assembly has taken that authority away from local government, as long as the property owners are obeying the zoning and other laws.

Councilmember Smith stated to clarify that the property is not allowed to be rented out for a wedding, or detailing cars. If there is a business run out of a home, it cannot continually draw more traffic than would be typically found in a residential neighborhood.

12. Code Enforcement Report

Ms. Dewey reported that the Town is transitioning between Code Enforcement Officers and will send a report after meeting with the new officer.

13. Update from Finance Officer and Tax Collector

Ms. Gaylord stated that the preliminary financial reports for the end of fiscal year 20-21 are in the packet.

14. Transportation Report

Mayor Callis updated the Council on the Deal Road and NC 84 intersection analysis. Council will review the cost estimate and discuss next month.

15. Council Comments

Councilmember Smith: Thank you everybody for coming out and expressing your concerns. I want to let you know that we hear you and we are doing the best we can. Please continue to contact Staff with any concerns you have. Council is also available. It's very important that you come out here and voice your concerns. I love public comments. This is one of the opportunities we get to hear what you think and what you're concerned about you. Thank you for coming out and taking time to speak to us.

Mayor Pro Tem Propst: I want to reiterate the same thing. I feel your pain. I'm sorry you're going through this as a neighborhood. I am a native and there's been a lot of growth and we are experiencing growing pains. This is one of those situations that I wish we had more control over. But based on what Leamon and our attorney found out, we're going to work with the system and do the best we can to help. But I feel your pain and I'm sorry you have to go through this. It's really unfortunate. Thanks for coming out. If you need anything just call.

Councilmember Pruitt: I agree. For those of you that don't know we do send out a monthly newsletter. When talking to a couple of folks recently, they didn't know we did that. You can sign up on our webpage. You can find links to the trash survey or meeting information. We try to get as much information out to the public to help you understand what we're doing here. Keep an eye out for more details on solid waste. You should see that coming in the next two weeks. Thanks for coming tonight.

Councilmember Perryman: I'll say again thanks for coming. This is quite a change from when we first started getting back together. It is great that you all are out because hearing you all directly is a whole lot better than hearing an offhand remark or seeing it on social media. When you come down here and stand up and say this is who I am, where I live, and this is what I think; that goes a long way with me. I know the question was asked what we can do about this situation. I don't think it will be a quick fix, but I think this thing is fixable. The first thing I will say is that you need to write every member of the Union County delegation in Raleigh. I did add this to the WUMA agenda. I spoke with Amanda Fuller, the acting Wesley Chapel Mayor about it because if it's happening here, it's happening in other places. This is a marathon not a sprint. As Janice said, we feel your pain and we understand and hopefully we will see some success. Thanks, Anne, for spearheading all the information on the waste services and everybody else who helped.

Please shoot us an email, tell your neighbors. We need the input before we make the decision on what we're going to do.

Councilmember Smith added: One more thing. Somebody said they approached the car. Don't do that. Call sheriffs. It's too dangerous. If there's a problem, the best thing is to call 911.

Mayor Callis: I want to mention again what Councilmember Pruitt mentioned about being on the town email list. We don't send out very many emails. We send out the monthly agenda, the newsletter, and if there is a special meeting, we don't have them very often. Please encourage your neighbors and anybody that you know. You have to go on the website and sign up. These guys say everything before it gets to me! So, thanks for coming. It's really nice to see residents. We don't get visitors often. We typically hear from folks when they're upset. We like to hear you but come when you're not upset and when you don't have anything else to do on the second Monday of the month at 7:00. We do like to have our residents come out. Thank you for being here.

16. Closed Session Pursuant to NCGS 143-318.11(a)(6) Personnel Matters

Motion: Councilmember Perryman made a motion to enter into Closed Session pursuant to NCGS 143-318.11(a)(6) Personnel Matters at 8:02 p.m.

Vote: The motion passed with a unanimous vote.

Mayor Callis called the meeting back to order at 8:42 p.m.

Motion: Councilmember Smith made a motion to give all Staff a 3% raise in pay.

Vote: The motion passed with a unanimous vote.

17. Adjournment

Motion: Councilmember Smith made a motion to adjourn the July 12, 2021 Regular Town Council Meeting at 8:42 p.m.

Vote: The motion passed with a unanimous vote.

Adopted: _____

Elizabeth Callis, Mayor

Karen Dewey, Town Clerk

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Leamon B. Brice, Interim Planner

DATE: August 4, 2021

SUBJECT: Bond Reductions – Harlow’s Crossing

MI Homes is requesting a performance bond reduction for Harlow’s Crossing Phase 2, to \$387,257.50. The stamped cost estimates of items remaining, an inspection letter verifying the satisfactory completion of construction items from LaBella, along with a NCDOT inspection letter and UCPW letter of acceptance is attached.

Staff recommends approval of bond reduction for bond number SUR006088 for Phase 2 Harlow’s Crossing Subdivision.



August 3, 2021

Ms. Karen Dewey, Interim Administrator and Town Clerk
Town of Weddington
1924 Weddington Road
Weddington, NC 28104

SUBJECT: Harlow's Estates Phase 2
Reduction of Performance Bond for Street and Utility Improvements

Dear Karen:

LaBella conducted a field inspection to verify the satisfactory completion of construction activities as shown in the performance bond estimate submitted by Cole Jenest & Stone dated August 3, 2021 (see Attachment 1). Our inspection confirmed installation of roadway base, storm drainage, and initial layer of asphalt. An as-built survey drawing of the storm drainage system has been submitted to the Town. NCDOT has inspected these streets and approved of the construction to date (Attachment 2). Union County Public Works has accepted the utilities for maintenance (Attachment 3).

Items that remain to be completed are detention pond conversion, some concrete sidewalk installation, and the final layer of asphalt installation. The quantities shown on the Engineer's estimate for these items are satisfactory to complete the remaining work. Therefore, the current performance bond may be reduced to the amount of \$387,257.50 as shown on the estimate.

If you have any questions, please contact us at 704-941-2132.

Sincerely,

LaBella Associates

A handwritten signature in black ink that reads 'Bonnie A. Fisher'.

Bonnie A. Fisher, P.E.
Senior Civil Engineer

Attachments

cc: R. Todd Fisher, Cole Jenest & Stone, PA

BOND ESTIMATE						
Project Name/Phase#	Harlow's Estates - Phase 2 Construction - Weddington					
Date Submitted:						
3-Aug-21						
Contact Person	R. Todd Fisher, PE ColeJenest & Stone, P.A. 704-971-4520 tfisher@colejeneststone.com					
Company/Firm Name						
Phone Number						
Email Address						
The purpose of this estimate is to clearly encompass ALL construction costs. With a “lump sum” estimate the individual quantities and unit rates have already been combined to create a total. Each total adjacent to an “Item” shall be appropriately inclusive. It is the responsibility of the submitter to include any project specific item not originally listed below.						
ITEM	QTY.	UNIT	UNIT COST	COST	% COMPLETE	BOND AMOUNT
Streets Infrastructure						
10" Aggregate Base Course	7,115	SY	\$20.00	\$ 142,300.00	100%	\$ -
1.5" S9.5B Asphalt Surface Course	7,115	SY	\$8.00	\$ 56,920.00	100%	\$ -
1.5" S9.5B Asphalt Surface Course	7,115	SY	\$8.00	\$ 56,920.00	0%	\$ 56,920.00
Asphalt Tack Coat	7,115	SY	\$0.80	\$ 5,692.00	0%	\$ 5,692.00
2' Valley Gutter	5,405	LF	\$20.00	\$ 108,100.00	100%	\$ -
Concrete Sidewalk	3,000	SY	\$40.00	\$ 120,000.00	26%	\$ 88,800.00
ADA Ramps	7	EACH	\$600.00	\$ 4,200.00	43%	\$ 2,394.00
Mailbox Kiosk	1	EACH	\$5,000.00	\$ 5,000.00	100%	\$ -
Fire Access Gravel Lane	1,080	SY	\$16.00	\$ 17,280.00	100%	\$ -
Streets Infrastructure Total						\$ 153,806.00
Site Grading						
Site Grading	1	LS	\$300,000.00	\$ 300,000.00	75%	\$ 75,000.00
Site Grading Total						\$ 75,000.00
Storm Sewer						
15" RCP Class III	1,909	LF	\$36.00	\$ 68,724.00	100%	\$ -
18" RCP Class III	1,048	LF	\$40.00	\$ 41,920.00	100%	\$ -
24" RCP Class III	943	LF	\$45.00	\$ 42,435.00	100%	\$ -
30" RCP Class III	346	LF	\$60.00	\$ 20,760.00	100%	\$ -
36" RCP Class III	616	LF	\$80.00	\$ 49,280.00	100%	\$ -
42" RCP Class III	28	LF	\$100.00	\$ 2,800.00	100%	\$ -
Catch Basin	23	EACH	\$2,600.00	\$ 59,800.00	100%	\$ -
Double Catch Basin	8	EACH	\$2,600.00	\$ 20,800.00	100%	\$ -
Manhole/Junction Box	10	EACH	\$3,000.00	\$ 30,000.00	100%	\$ -
Flared End Section	6	EACH	\$1,250.00	\$ 7,500.00	100%	\$ -
Headwall	2	EACH	\$3,000.00	\$ 6,000.00	100%	\$ -
Detention Pond Outlet Structure	1	EACH	\$8,000.00	\$ 8,000.00	0%	\$ 8,000.00
Detention Pond Rip Rap Apron	260	SY	\$50.00	\$ 13,000.00	0%	\$ 13,000.00
Detention Pond Conversion	1	EACH	\$60,000.00	\$ 60,000.00	0%	\$ 60,000.00
Storm Sewer Total						\$ 81,000.00
Utility Infrastructure						
2" PVC	874	LF	\$7.00	\$ 6,118.00	100%	\$ -
6" DIP	116	LF	\$26.00	\$ 3,016.00	100%	\$ -
8" PVC	2,422	LF	\$30.00	\$ 72,660.00	100%	\$ -
8" DIP	100	LF	\$34.00	\$ 3,400.00	100%	\$ -
SS Manhole	4	EACH	\$3,000.00	\$ 12,000.00	100%	\$ -
SS Lateral Service	29	EACH	\$1,100.00	\$ 31,900.00	100%	\$ -
Tracer Wire	2,752	LF	\$0.45	\$ 1,238.40	100%	\$ -
8" Gate Valve	2	EACH	\$887.00	\$ 1,774.00	100%	\$ -
6" Gate Valve	2	EACH	\$689.50	\$ 1,379.00	100%	\$ -
2" Gate Valve	3	EACH	\$465.00	\$ 1,395.00	100%	\$ -
Blow Off	1	EACH	\$500.00	\$ 500.00	100%	\$ -
Valve Box	7	EACH	\$135.00	\$ 945.00	100%	\$ -
Concrete Protector Ring	7	EACH	\$54.00	\$ 378.00	100%	\$ -
8" Tee	2	EACH	\$570.00	\$ 1,140.00	100%	\$ -
Fire Hydrant	2	EACH	\$5,000.00	\$ 10,000.00	100%	\$ -
Domestic Water Service	29	EACH	\$500.00	\$ 14,500.00	100%	\$ -
Domestic Irrigation Service	29	EACH	\$500.00	\$ 14,500.00	100%	\$ -

ITEM	QTY.	UNIT	UNIT COST	COST	% COMPLETE	BOND AMOUNT
Open Space Irrigation Service	2	EACH	\$600.00	\$ 1,200.00	100%	\$ -
3/4" Backflow Preventer	2	EACH	\$600.00	\$ 1,200.00	100%	\$ -
Utility Infrastructure Total						\$ -
Total Construction Cost:				\$ 1,426,674.40		
Remaining Construction Cost:						\$ 309,806.00
SUBTOTAL:						\$ 309,806.00
25% Contingency						\$ 77,451.50
BOND AMOUNT:						\$ 387,257.50

Engineer: ColeJenest & Stone, PA

Seal: 



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

July 27, 2021

M/I Homes of Charlotte, LLC
5350 Seventy-Seven Center Drive, Suite 100
Charlotte, NC 28217

SUBJECT: Inspection of Roadways inside Ph-2 of the Harlows Crossing Subdivision off
Matthews Weddington Rd (SR 1344) in Union County.

Dear Sirs :

This letter is to advise that this office has made a recent inspection of the roads under construction for Ph-2 of the Harlows Crossing Subdivision . These roads appear to be constructed in accordance with NCDOT standards with regards to subgrade, stone base, seeding and mulching, drainage, curb and gutter, the final layer of asphalt has not been placed at this time. Also, the roadway profiles were found to be in accordance with NCDOT standards.

If you have any questions, please contact me at the number below.

Sincerely,

A handwritten signature in black ink that reads "Mac Outen".

Mac Outen
Engineering 1
704-218-5107

**Public Works/ Engineering**

500 N. Main Street
Suite #500
Monroe, NC 28112

T. 704-296-4210

www.unioncountync.gov

June 4, 2021

MI Homes of Charlotte, LLC
Attn: Cody Simoneaux
5350 Seventy- Seven Center Drive, Suite 130
Charlotte, NC 28217

RE: Letter of Final Acceptance for the Development: Carrington (Harlow's Crossing)

Dear Cody Simoneaux;

This Letter of Final Acceptance pertains to the Development Phase referenced above. If you have requested that UCPW accept less than the entire Development Phase Project, such reduced portion of the Development Phase Project for which acceptance is given is identified on Exhibit A, attached and incorporated herein by reference. That part of the Development Phase Project for which acceptance is given, whether the entire Development Phase Project or only such portion as identified on Exhibit A, shall be referred to in this letter as the "Accepted Portion of the Development Phase Project." Article 5 of the Union County Water and Sewer Extension Ordinance (the "Ordinance") is enclosed for your convenience. Capitalized terms in this letter shall have the meanings set forth in the Ordinance, unless otherwise clearly required by the context.

UCPW has determined that all conditions imposed pursuant to Section 5.1 of the Ordinance for the Accepted Portion of the Development Phase Project have been satisfied. As to the Accepted Portion of the Development Phase Project, UCPW will release authorization to set water meters in accordance with the provisions in Section 5.2 of the Ordinance. The date of this letter will begin the warranty required pursuant to Section 5.5 of the Ordinance. You are requested to contact UCPW three months prior to expiration of the applicable warranty in order that a warranty inspection may be conducted in accordance with Section 5.6 of the Ordinance.



Please contact UCPW should you have any questions.

Sincerely,

Crystal Panico, PE
New Development Program Manager

Cc: Robert Hayes- Colejeneststone
Amy McCaskill- UCPW
Town of Weddington

COP/lm



If only a portion of the Development Phase Project is being accepted as evidenced by this Letter, such portion is described below or in accordance with the stapled attachment identified below:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

ARTICLE 5 - SYSTEM ACCEPTANCE AND INITIATION OF SERVICE

5.1 - Conditions for Acceptance

Prior to acceptance of the water and sewer infrastructure by UCPW and as a prerequisite to activation of water and/or sewer service within the Development Phase Project, Developer shall ensure that all of the following conditions have been satisfied:

1. All punch list items identified in the final inspection performed pursuant to Article 4 have been resolved.
2. UCPW has received a Warranty Repair Guarantee as described in Section 5.6.
3. All applicable NCDENR/NCDWQ approvals have been obtained.
4. Developer's Engineer of Record has submitted to UCPW an opinion of cost of the value of the water and sewer improvements.
5. All releases have been obtained by other agencies, such as State, County or others applicable to encroachment permits or other liabilities.
6. All easements necessary for the conveyance of the water and/or sewer facilities to be maintained and owned by UCPW have been executed and recorded with the Union County Register of Deeds.
7. UCPW has received transfer of title for all real property and infrastructure that is to be dedicated to UCPW either by fee simple conveyance or granting of easements, as further described in Section 5.4.
8. The Engineer of Record has provided to UCPW in writing all applicable NCDENR/NCDWQ certifications and test results.
9. UCPW has received record drawings, pump station specific operation and maintenance manuals, if applicable, and any other supporting documentation in paper and electronic format as provided for in the UCPW Standard Sewer and Water Specifications.
10. The Engineer of Record has submitted to UCPW a certificate of completion certifying that the water and sewer infrastructure has been constructed in conformance with the terms and conditions of the Standard Water and Sewer Line Extension Agreement for this Project.

Once the above items have been completed to the satisfaction of UCPW, UCPW will issue a Letter of Final Acceptance and then water and sewer service may be activated as provided in Section 5.2.

5.2 - Meter Set/Service Authorization

Upon satisfaction of the items delineated in Section 5.1, UCPW will release authorization to set water meters for those portions of the Development Phase Project accepted by UCPW.

Developer or the home builder must contact UCPW Customer Service to pay meter installation fees and schedule the water meter installation. After such fees have been paid, UCPW will install the meter and establish an account in the name of the current property owner of the Lot the meter is being set to serve. UCPW will notify the Union County Inspections Department of its release for issuance of certificate of occupancy for those metered connections to the system.



Water furnished for a given Lot shall be used on that Lot only. Each consumer's service must be separately metered at a single delivery and metering point.

Master meters may be allowed or required to serve commercial buildings, multi-family buildings, or other applications on any un-subdivided parcel at the time of the initial application at the sole discretion of UCPW.

5.3 - Partial Acceptance

In some cases, Developer may want UCPW to accept a portion of the water and sewer infrastructure to allow for authorization of service to a portion of the Development Phase prior to final completion and acceptance of the Development Phase Project by UCPW. Developer recognizes that such partial acceptance is solely for Developer's benefit in expediting Service Authorizations to potential customers. UCPW may accept a portion of the Development Phase Project if UCPW, in its sole discretion, determines that such acceptance would not impact primary system functionality or create potential water quality problems.

For any such portion to be accepted by UCPW, all conditions in Section 5.1 must be satisfied as applicable to that portion of the Development Phase Project. Developer shall segregate that portion of the work being activated from the remaining infrastructure by providing a jumper connection on the water lines and terminating sewers at a manhole.

Developer shall remain responsible for the cost of repairs for any damage to the work accepted by UCPW under this section from the time of activation until acceptance of the entire Development Phase Project, regardless of the cause of the damages, including damages from third parties. Developer must post a maintenance/repair guarantee with UCPW for that portion of the work as described in Section 5.5.

Developer shall provide such performance guarantee or security as may be required by the Appropriate Planning Agency in its land development ordinance(s) to ensure the completion of construction of the required infrastructure necessary to serve the remainder of the Development Phase not subject to partial acceptance. UCPW shall not be responsible for requiring a performance guarantee or security for completion of such infrastructure, except as may be otherwise required by the County's land development ordinance(s).

5.4 - Transfer of Title

Upon acceptance by UCPW of all water distribution and sewage collection systems installed pursuant to the Development Phase Project, Developer and Owner shall transfer title to such infrastructure to UCPW. As further evidence of transfer of title, upon completion of the installation and prior to the activation of service by UCPW, Developer and Owner shall, without cost to UCPW:

- (a) Convey or dedicate to UCPW, its successors and assigns by good and sufficient easement in a form satisfactory to UCPW a perpetual right, easement and privilege to operate, maintain and repair or replace all water and wastewater mains, pipes, connections, pumps, meters, apparatus and related equipment within the



Development Phase Project in connection with supplying water and wastewater service to the inhabitants, occupants and customers in the Development Phase and secure a release or subordination of each mortgagee's and lienholder's interest in the easement and fixtures thereon.

(b) Transfer to UCPW by document in a form satisfactory to UCPW all right, title and interest in and to all of the water and wastewater mains, pipes, connections, pumps, meters, apparatus and related equipment installed pursuant to the Development Phase Project.

(c) Furnish UCPW with an affidavit that all persons, firms or corporations that furnished labor or materials in the construction of the Development Phase Project have been paid. The affidavit shall be written in such a form as approved and accepted by UCPW.

(d) Furnish UCPW with a release of liens from all contractors and suppliers that provided materials and/or labor in the construction of the Development Phase Project. The release shall be written in such a form as approved and accepted by UCPW.

(e) Furnish UCPW with all manufacturers' warranties which Developer received or is due to receive on any part of the installations.

(f) Pay to UCPW any and all applicable costs and fees which are due and payable prior to connection to UCPW's wastewater system or water system.

5.5 - Warranty/Repair Guarantee

Prior to final acceptance by UCPW of any portion of the Development Phase Project, Developer shall provide a Warranty/Repair Guarantee to UCPW in the form of an irrevocable letter of credit, a cash deposit, or such other security as may be acceptable to UCPW. The amount of the letter of credit or cash deposit will be equal to ten percent (10%) of the Engineer of Record's opinion of cost of the value of the water and sewer improvements to be accepted by UCPW. The Warranty/Repair Guarantee shall remain in effect for a period of one (1) year after the acceptance by UCPW of the entire Development Phase Project or until all infrastructure required in the final plat for the Development Phase has been installed, whichever is later.

If during the warranty period UCPW determines that a system or component has failed, UCPW will attempt to notify Developer so that Developer may effect repairs. Should Developer not be able to repair the damage or defect within twenty-four (24) hours or such longer period if deemed reasonable by UCPW, UCPW may make such repairs and apply the cost against this warranty. Furthermore, all other items specified in this Ordinance and within the approved engineering plans and specifications which have not been completed as specified may be corrected by UCPW and the cost for such corrections will be applied against this warranty. UCPW will attempt to notify Developer by mail at least five (5) business days prior to exercising the use of the letter of credit or cash deposit. In the event the repair exceeds the amount of the letter of credit or cash deposit, Developer shall be responsible for reimbursement of the excess amount.



5.6 – Warranty Inspection

Following completion of construction of all infrastructure identified on the approved plat for the Development Phase Project, including installation of all utilities (by way of illustration and not limitation, telephone, gas, power, cable television), Developer or Developer's Engineer of Record shall make a written request for a Warranty Inspection. Developer shall provide not less than two (2) business days' notice for any inspections requested outside of the normal week day work hours, 8 a.m. to 5 p.m. Monday through Friday. The Engineer of Record and UCPW Inspector shall prepare a written punch list of any defects or deficiencies noted during this inspection, should any exist. All identified deficiencies must be corrected to the satisfaction of UCPW prior to reducing or releasing any Warranty Repair Guarantees.





**TOWN OF WEDDINGTON
PROCLAMATION
P-2021-05**

WHEREAS, on September 11, 2001, the American people endured the worst terrorist attack on U.S. soil in the nation's history with courage and heroism. In response to this tragedy, Americans across the country came together in a remarkable spirit of patriotism and unity and carried out countless acts of kindness, generosity, and compassion; and

WHEREAS, community organizations and family members of 9/11 victims began observing the anniversary of September 11th as a charitable service day to honor the memory of those who were lost and those who united in response to the tragedy, including the first responders and volunteers; and

WHEREAS, participating in service and remembrance activities on September 11th is a positive and respectful way to remember the lives of those lost, pay tribute to those who rose in service, and honor those who continue to serve our country today, including active duty and reserve soldiers and their families, veterans, and first responders:

NOW, THEREFORE, on behalf of the Town Council and the citizens of Weddington, I do hereby proclaim September 11, 2021 as

9/11 DAY OF SERVICE AND REMEMBRANCE

And encourage all to honor the lives of those lost through participation in community service and remembrance ceremonies on this day and throughout the year.

In Witness Whereof, I do hereby set my hand this 9th day of August 2021.

Elizabeth Callis, Mayor

Attest:

Karen Dewey, Town Clerk

**TOWN OF WEDDINGTON
BALANCE SHEET
AS OF AUGUST 4, 2021**

Account Id	Account Description	2022
Assets		
10-1120-000	SOUTH STATE CHECKING ACCOUNT	961,194.61
10-1120-001	TRINITY MONEY MARKET	2,268,321.94
10-1170-000	NC CASH MGMT TRUST	558,767.69
10-1205-000	A/R OTHER	0.00
10-1211-001	A/R PROPERTY TAX	5,690.15
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	4,292.48
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	5,703.92
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	0.00
10-1214-000	PREPAID ASSETS	10,017.89
10-1232-000	SALES TAX RECEIVABLE	424.61
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	2,356,559.00
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	10,255.10
10-1610-003	FIXED ASSETS - EQUIPMENT	18,445.58
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.00
10-1610-005	FIXED ASSETS - COMPUTERS	10,155.51
10-1610-006	FIXED ASSETS - COMPUTER SOFTWARE	182,994.00
Total Assets		6,419,673.48
Liabilities & Fund Balance		
10-2110-000	ACCOUNTS PAYABLE	0.00
10-2120-000	BOND DEPOSIT PAYABLE	75,002.25
10-2154-001	NC RETIREMENT PAYABLE	-133.99
10-2155-000	HEALTH INSURANCE PAYABLE	-2,346.00
10-2156-000	LIFE INSURANCE PAYABLE	-29.12
10-2620-000	DEFERRED REVENUE - DELQ TAXES	4,292.48
10-2625-000	DEFERRED REVENUE - CURR YR TAX	5,690.15
10-2630-000	DEFERRED REVENUE-NEXT 8	5,703.92
Total Liabilities		88,179.69
10-2640-001	FUND BALANCE - UNASSIGNED	2,674,633.85
10-2640-003	FUND BALANCE-ASSIGNED	820,000.00
10-2640-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,605,260.19
10-2640-005	CURRENT YEAR EQUITY YTD	463,093.25
	Total	6,562,987.29
	Revenue	11,567.55
	Less Expenses	243,061.05
	Net	-231,493.50
Total Fund Balance		6,331,493.79
Total Liabilities & Fund Balance		6,419,673.48

TOWN OF WEDDINGTON
REVENUE & EXPENDITURES STATEMENT BY DEPARTMENT
07/01/2021 TO 08/04/2021

Account Id	Account Description	Budgeted	Current	Excess/Deficit	%Expd/ %Real
10-3101-110	AD VALOREM TAX - CURRENT	1,425,000.00	161.48	(1,424,838.52)	0.01
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	5,000.00	-	(5,000.00)	-
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	2,250.00	-	(2,250.00)	-
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	120,000.00	-	(120,000.00)	-
10-3115-180	TAX INTEREST	2,250.00	9.57	(2,240.43)	0.43
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	395,000.00	-	(395,000.00)	-
10-3322-220	BEER & WINE TAX	45,000.00	-	(45,000.00)	-
10-3324-220	UTILITY FRANCHISE TAX	425,000.00	-	(425,000.00)	-
10-3329-220	HOLD HARMLESS TAX	-	-	-	-
10-3340-400	ZONING & PERMIT FEES	25,000.00	3,792.50	(21,207.50)	15.17
10-3350-400	SUBDIVISION FEES	10,000.00	-	(10,000.00)	-
10-3360-400	STORMWATER EROSION CONTROL FEES	5,000.00	-	(5,000.00)	-
10-3830-891	MISCELLANEOUS REVENUES	1,000.00	7,604.00	6,604.00	760.40
10-3831-491	INVESTMENT INCOME	5,080.00	-	(5,080.00)	-
TOTAL REVENUE		2,465,580.00	11,567.55	(2,454,012.45)	
10-4110-000	GENERAL GOVERNMENT	-	-	-	-
10-4110-120	FIRE	-	-	-	-
10-4110-126	FIRE DEPT SUBSIDIES	801,625.00	66,785.42	734,839.58	8.33
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	10,000.00	-	10,000.00	-
10-4110-150	POLICE	-	-	-	-
10-4110-155	POLICE PROTECTION	316,925.00	79,309.80	237,615.20	25.02
10-4110-160	COMMITTEE & OUTSIDE AGENCY FUNDING	4,000.00	-	4,000.00	-
10-4110-180	GOVERNING BOARD	-	-	-	-
10-4110-190	LEGAL	-	-	-	-
10-4110-192	ATTORNEY FEES - GENERAL	65,000.00	-	65,000.00	-
10-4110-193	ATTORNEY FEES - LITIGATION	5,000.00	-	5,000.00	-
10-4110-320	OTHER GENERAL GOVERNMENT	-	-	-	-
10-4110-330	ELECTION EXPENSE	12,000.00	-	12,000.00	-
10-4110-340	PUBLICATIONS	2,500.00	-	2,500.00	-
10-4110-342	HOLIDAY/TREE LIGHTING	4,500.00	-	4,500.00	-
10-4110-343	SPRING EVENT	10,175.00	-	10,175.00	-
10-4110-344	OTHER COMMUNITY EVENTS	4,850.00	-	4,850.00	-
GENERAL GOVERNMENT EXPENDITURES		1,236,575.00	146,095.22	1,090,479.78	
10-4120-000	ADMINISTRATIVE	-	-	-	-
10-4120-120	SALARIES & EMPLOYEE BENEFITS	-	-	-	-
10-4120-121	SALARIES - CLERK	37,840.00	3,769.77	34,070.23	9.96
10-4120-123	SALARIES - TAX COLLECTOR	55,725.00	4,247.74	51,477.26	7.62
10-4120-124	SALARIES - FINANCE OFFICER	13,500.00	1,326.90	12,173.10	9.83
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	25,200.00	2,100.00	23,100.00	8.33

Account Id	Account Description	Budgeted	Current	Excess/Deficit	%Expd/ %Real
10-4120-181	FICA EXPENSE	9,275.00	875.50	8,399.50	9.44
10-4120-182	EMPLOYEE RETIREMENT	14,500.00	1,274.70	13,225.30	8.79
10-4120-183	EMPLOYEE INSURANCE	30,975.00	976.50	29,998.50	3.15
10-4120-184	EMPLOYEE LIFE INSURANCE	175.00	15.68	159.32	8.96
10-4120-185	EMPLOYEE S-T DISABILITY	200.00	13.00	187.00	6.50
10-4120-190	PROFESSIONAL SERVICES	-	-	-	-
10-4120-191	AUDIT FEES	8,750.00	-	8,750.00	-
10-4120-193	CONTRACT LABOR	39,000.00	15,971.25	23,028.75	40.95
10-4120-200	OTHER ADMINISTRATIVE	-	-	-	-
10-4120-205	OFFICE SUPPLIES - ADMIN	17,000.00	1,095.27	15,904.73	6.44
10-4120-210	PLANNING CONFERENCE	1,000.00	-	1,000.00	-
10-4120-321	TELEPHONE - ADMIN	2,000.00	136.48	1,863.52	6.82
10-4120-325	POSTAGE - ADMIN	2,000.00	-	2,000.00	-
10-4120-331	UTILITIES - ADMIN	5,000.00	338.19	4,661.81	6.76
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	12,500.00	-	12,500.00	-
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	71,100.00	4,470.02	66,629.98	6.29
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	97,500.00	17,132.53	80,367.47	17.57
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	1,500.00	-	1,500.00	-
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	6,000.00	500.00	5,500.00	8.33
10-4120-370	ADVERTISING - ADMIN	1,000.00	125.67	874.33	12.57
10-4120-397	TAX LISTING & TAX COLLECTION FEES	-	-	-	-
10-4120-400	ADMINISTRATIVE:TRAINING	4,500.00	1,315.00	3,185.00	29.22
10-4120-410	ADMINISTRATIVE:TRAVEL	4,000.00	116.31	3,883.69	2.91
10-4120-450	INSURANCE	15,225.00	13,193.00	2,032.00	86.65
10-4120-491	DUES & SUBSCRIPTIONS	25,000.00	12,681.00	12,319.00	50.72
10-4120-498	GIFTS & AWARDS	2,000.00	-	2,000.00	-
10-4120-499	MISCELLANEOUS	7,500.00	23.54	7,476.46	0.31
10-4120-500	CAPITAL EXPENDITURES	150,000.00	-	150,000.00	-
	ADMINISTRATIVE EXPENDITURES	659,965.00	81,698.05	578,266.95	
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT	-	-	-	-
10-4130-120	SALARIES & EMPLOYEE BENEFITS	-	-	-	-
10-4130-121	SALARIES - ZONING ADMINISTRATOR	82,440.00	-	82,440.00	-
10-4130-122	SALARIES - ASST ZONING ADMINISTRATR	500.00	-	500.00	-
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	33,575.00	3,057.22	30,517.78	9.11
10-4130-124	SALARIES - PLANNING BOARD	5,100.00	325.00	4,775.00	6.37
10-4130-125	SALARIES - SIGN REMOVAL	7,500.00	222.74	7,277.26	2.97
10-4130-181	FICA EXPENSE - P&Z	10,000.00	275.80	9,724.20	2.76
10-4130-182	EMPLOYEE RETIREMENT - P&Z	22,650.00	557.94	22,092.06	2.46
10-4130-183	EMPLOYEE INSURANCE	34,575.00	1,156.00	33,419.00	3.34
10-4130-184	EMPLOYEE LIFE INSURANCE	275.00	13.44	275.00	4.89
10-4130-185	EMPLOYEE S-T DISABILITY	175.00	13.00	162.00	7.43
10-4130-190	CONTRACTED SERVICES	-	-	-	-
10-4130-192	CONSULTING STORMWATER CONTROL	65,000.00	-	65,000.00	-
10-4130-193	CONSULTING	36,000.00	1,892.00	34,108.00	5.26
10-4130-194	CONSULTING - COG	32,000.00	-	32,000.00	-

Account Id	Account Description	Budgeted	Current	Excess/Deficit	%Expd/ %Real
10-4130-195	STORMWATER EROSION CONTROL	-	6,108.88	(6,108.88)	-
10-4130-200	OTHER PLANNING	-	-	-	-
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	7,500.00	1,045.40	6,454.60	13.94
10-4130-202	ZONING SPECIFIC OFFICE SUPPLIES	2,500.00	-	2,500.00	-
10-4130-215	HISTORIC PRESERVATION	250.00	-	250.00	-
10-4130-220	INFRASTRUCTURE	294,000.00	-	294,000.00	-
10-4130-321	TELEPHONE - PLANNING & ZONING	2,000.00	136.49	1,863.51	6.82
10-4130-325	POSTAGE - PLANNING & ZONING	2,000.00	-	2,000.00	-
10-4130-331	UTILITIES - PLANNING & ZONING	5,000.00	338.20	4,661.80	6.76
10-4130-370	ADVERTISING - PLANNING & ZONING	1,000.00	125.67	874.33	12.57
	ECONOMIC & PHYSICAL DEVELOPMENT	644,040.00	15,267.78	628,785.66	
TOTAL EXPENDITURES		2,540,580.00	243,061.05	2,297,532.39	
NET REVENUES /(EXPENDITURES)		(75,000.00)	(231,493.50)	(156,480.06)	

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

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: August 9, 2021

SUBJECT: Monthly Report–July 2021

Transactions:	
Adjustments Under 5.00	\$(1.28)
Interest Charges	\$111.76
Interest and Penalty Payments	\$(9.57)
Taxes Collected:	
2020	\$(161.48)
As of July 31, 2021; the following taxes remain Outstanding:	
2010	\$530.18
2011	\$52.18
2012	\$265.34
2013	\$313.18
2014	\$630.66
2015	\$722.30
2016	\$429.37
2017	\$875.83
2018	\$1884.88
2019	\$4292.48
2020	\$5690.15
Total Outstanding:	\$15,686.55