

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

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. Consent Agenda
 - A. Approval of June 14, 2021 Regular Town Council Meeting Minutes
 - B. Approval of Weddington Preserve Street Tree Planting Permit
9. Old Business
 - A. Review of Solid Waste Bids and Discussion of Solid Waste Contract
10. New Business
11. Update from Town Planner
12. Code Enforcement Report
13. Update from Finance Officer and Tax Collector
14. Transportation Report
15. Council Comments
16. Closed Session Pursuant to NCGS 143-318.11(a)(6) Personnel Matters
17. Adjournment

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MINUTES
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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.

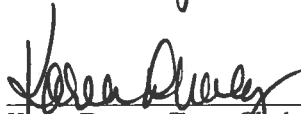
Vote: The motion passed with a unanimous vote.

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: August 9, 2021



Karen Dewey, Town Clerk



Elizabeth Callis, Mayor

