

TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY FEBRUARY 14, 2022 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA
****AMENDED AT MEETING***

Prayer-Shane Freeman, 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. Presentation of the Fiscal Year 2020-2021 Audit by Ann Craven, CPA, PLLC
9. Consent Agenda
 - A. January 10, 2022 Town Council Regular Meeting Minutes
 - B. January 25, 2022 Town Council Retreat Meeting Minutes
 - C. Authorize Tax Collector to Advertise 2021 Unpaid Real Property Taxes
 - D. Bond reduction for Weddington Acres-Bond number CMS0330993 can be reduced from \$477,545.78 to \$256,262.31
 - E. Bond release for Harlow's Crossing Phase 1 Map 1 Bond Number SUR0035949 in the amount of \$210,400.63
 - F. 2023 Urban Archery Season Renewal
 - G. Amend the 2022 Town Council Regular Meeting Schedule to add Town Council Work Session on Tuesday, April 12, 2022 at 9:00 a.m. at Weddington Town Hall
10. Old Business
 - A. Discussion and Consideration of additional funding requested by NCDOT for Tilley Morris Roundabout
 - * ~~B. Update on Solid Waste Contract Negotiations with Active Waste~~
11. New Business
 - A. Discussion and Consideration of Wesley Chapel Volunteer Fire Department Lighting Plan for Fire Station on Reid Dairy Road
 - B. Discussion of Landscaping Plan for Park Plaza
 - C. Discussion and Consideration of Declaring Surplus Property
12. Update from Town Planner
13. Code Enforcement Report
14. Update from Finance Officer and Tax Collector
15. Transportation Report
16. Council Comments
17. Enter into Closed Session pursuant to NCGS 143-318.11(5) To instruct staff on terms of contract negotiations.
18. Adjournment

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WEDDINGTON TOWN HALL
MINUTES
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Prayer-Shane Freeman, Southbrook Church

1. Open the Meeting

Mayor Horn 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 Craig Horn, Mayor Pro Tem Janice Propst, Councilmembers Jeff Perryman, Anne Pruitt, and Brannon Howie

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

Visitors: Jim Bell, Walt Hogan, Gayle Butler, Re Smith, Mike Smith, Mike Morse, Elton Hardy, Tom Waters, Steve Godfrey, Tracy Stone, Henry Bateman, Jim Vivian, Kurt Meadows, Sanna Tucker, Don Martin, Edwin Elam

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

Staff requested to remove item 10.B. *Update on Solid Waste Contract Negotiations with Active Waste* and to add item number 17. *Closed Session pursuant to NCGS 143-318.11(5) To instruct staff on terms of contract negotiations.*

Motion: Councilmember Pruitt made a motion to adopt the agenda as amended.

Vote: The motion passed with a unanimous vote.

5. Mayor/Councilmember Reports

Councilmember Perryman reported on the January WUMA meeting. He stated that the Alliance is well on its way to engage the county on the ETJ issue. The next meeting is in Marvin and at the March meeting a staff member from the UNC School of Government will come to talk about Extra Territorial Jurisdiction.

Mayor Horn reported that he attended the CRTPO meeting virtually. He explained that is the organization that distributes some of the federal transportation money. Mayor Horn also reported that the NCLM has appointed him to the committee on municipal policy. He is looking forward to advocating for municipal government. He announced that the first Coffee with the Mayor event will be on Thursday February 24th from 5 to 7 p.m.

6. Public Comment

Jim Bell-Providence Place-Mr. Bell spoke in appreciation for what the Council does. He is concerned about the possible development and the effect on traffic, sewer/infrastructure, and schools. He stated his concern about tax increases and additional costs to the Town for park maintenance and liability. Mr. Bell referenced the Land Use Plan and the Town Survey to support his statement that residents are overwhelmingly against this project.

Edwin Elam-Waxhaw-Mr. Bell announced that he is running for Union County Commissioner and is making the rounds to the municipalities to listen to citizens and sit in on the meetings.

Elton Hardy-Providence Place- Mr. Hardy thanked the Council for their time and service. He stated his support for the solid waste contract. He stated his opposition to high-density development. He expressed his concern for the school crowding and possible redistricting and possible home values declining.

Kurt Meadows -Wellington Place-Mr. Meadows echoed the comments from Mr. Hardy and Mr. Bell. He urged the Council to think about the town people when considering projects like this.

Gayle Butler-Wellington Place- Ms. Butler thanked the Council for letting her speak. She stated that she has lived in Weddington for 37 years and she moved here because of the 1-acre lots and lack of commercial development. She stated her desire for young families moving in to grow up the same way her children did. She stated her concern about possible school redistricting.

7. Public Safety Report

Deputy Kropp gave the public safety report. There was an incident regarding cyber bullying. Authorities believe the individual was outside of the United States. Deputy Kropp urged parents to stay aware and monitor children's social media. There has been a rise in property crime including vandalism and injury to personal property. If you see something say something and reach out to UCSO. Deputies continue to monitor traffic on Weddington, 12-mile creek, and Newtown Roads.

8. Presentation of the Fiscal Year 2020-2021 Audit by Ann Craven, CPA, PLLC

Ms. Craven presented the Fiscal Year 2020-2021 Audit. She explained that there are two sets of financial statements: 1. Net positions of everything about the town including assets, debt, account payable, retirement, and liabilities. 2. The Fund Balance Statement which is what is used to run the town. The Town's position increased \$443,000 due to property and sales tax increases and conservative budgeting. There is no debt, expenses decreased. Ms. Craven praised the Town finance team. Weddington has a 99.56% tax collection rate.

9. Consent Agenda

- A. January 10, 2022 Town Council Regular Meeting Minutes**
- B. January 25, 2022 Town Council Retreat Meeting Minutes**
- C. Authorize Tax Collector to Advertise 2021 Unpaid Real Property Taxes**
- D. Bond reduction for Weddington Acres-Bond number CMS0330993 can be reduced from \$477,545.78 to \$256,262.31**
- E. Bond release for Harlow's Crossing Phase 1 Map 1 Bond Number SUR0035949 in the amount of \$210,400.63**
- F. 2023 Urban Archery Season Renewal**

G. Amend the 2022 Town Council Regular Meeting Schedule to add Town Council Work Session on Tuesday, April 12, 2022 at 9:00 a.m. at Weddington Town Hall

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

Vote: The motion passed with a unanimous vote.

10. Old Business

A. Discussion and Consideration of additional funding requested by NCDOT for Tilley Morris Roundabout

Council discussed the problem with the Union Day School traffic and rush hour traffic and the issue that the roundabout will fail during morning peak hours.

Councilmember Pruitt asked for discussions with NCDOT and the school regarding the issue. Council discussed meeting with school officials and the county to get the intersection working correctly. Councilmember Perryman stated he was making the motion to committing the additional funds but was doing so under protest because of the traffic issues.

Motion: Councilmember Perryman made a motion to commit an additional \$78,057 to the NCDOT for the Tilley Morris roundabout.

Vote: The motion passed with a unanimous vote.

11. New Business

A. Discussion and Consideration of Wesley Chapel Volunteer Fire Department Lighting Plan for Fire Station on Reid Dairy Road

Fire Chief Steven McLendon presented the lighting plan. Mr. Brice finds the plan in compliance with the UDO and recommended approval. The average footcandles is .8 which is less than the max .9, the uniformity ratio is 3.5 to 1 which is less than the max 4 to 1 and the light trespass at the property line is .1 which is less than the max allowed of .5 footcandles.

Motion: Mayor Pro Tem Propst made a motion to approve the Wesley Chapel Volunteer Fire Department Lighting Plan for the Fire Station on Reid Dairy Road.

Vote: The motion passed with a unanimous vote.

B. Discussion of Landscaping Plan for Park Plaza

Council opted for red maples on the landscaping plan. Council directed staff to move forward with getting estimates for landscaping including irrigation on a water spigot.

C. Discussion and Consideration of Declaring Surplus Property

Councilmember Perryman asked if the money from the wood stove could go into the event budget. Ms. Gaylord confirmed that could be done.

Motion: Councilmember Howie made a motion to declare the fireplace woodstove as surplus property.

Vote: The motion passed with a unanimous vote.

12. Update from Town Planner

Staff has received the preliminary plat for Belle Mar, a 10-lot development off Old Mill Road. Staff is working on getting information from Union Day school regarding school traffic and possible solutions to the intersection congestion.

13. Code Enforcement Report

Councilmember Pruitt asked about the family living in the RV at 4125 Huntington Drive. Ms. Wolter responded that the town can handle that situation at their discretion.

14. Update from Finance Officer and Tax Collector

January financial statements are in packet. On the statement of revenues and expenditures, there is a column for the proposed amended budget and there will be a budget amendment ordinance at the next month's meeting. Also, the preliminary 22-23 budget will be presented in March.

Mayor Horn asked if the budget and monthly statements were available on the website. Ms. Gaylord answered that they are available.

15. Transportation Report

Mayor Horn and Mayor Pro Tem Propst will attend the CRTPO Board meeting this week. They will vote on the Potter Road-Forest Lawn Drive Road roundabout discretionary funding.

16. Council Comments

Councilmember Howie: Thanks everyone for coming out, thanks for your input here and via email and thank you to Town Staff

Mayor Pro Tem Propst: Ditto. Thank you everybody for coming out. It's always nice to see a big warm crowd. Thank you for your attendance. Thank you, staff, what a great job you do. We are understaffed so we really appreciate all you do. Thank you to our Attorney and thank you fellow Councilmembers.

Councilmember Pruitt: I wanted to take a moment and thank those that have reached out over the past few days about the Weddington Green proposal. I would like to ask everyone to remember, the developer has only presented the initial draft at the public engagement meeting held the end of January. This is just the beginning of the process that each and every proposal submitted in Weddington goes through as required by our Unified Development Ordinance. There has been a lot of "chatter" on social media about increased taxes, increased crime, redistricting of schools – and I personally have not seen any facts presented that substantiates these claims, but I agree these are important points, and I will take them into account as the process moves forward – to make sure we ask the right questions to answer all concerns. Growth is inevitable, my goal is to make sure it is done responsibly, and in the best interest and desire of the residents of Weddington. In our last Town Survey, there was a request for additional green spaces, parks, restaurants, all within our town. While I am not for, nor against this initial proposal, as a council member I do owe it to

everyone involved to review all presented options, and I appreciate your feedback and thoughts on the project. And thank you to Staff.

Councilmember Perryman: I want to echo what's been said up to this point: I do appreciate everybody being here. It is nice to see folks in the room and hear from the residents during the meeting, that's what public comments are for, if you want discussion and feedback after the meeting we're more than happy to discuss with you, but once public comments are done, then it's the Council's meeting. Thank you to the speakers: Mr. Bell, Mr. Elam, Mr. Hardy, and Ms. Butler. I encourage you to invite friends to come out and share questions and concerns. Another good forum will be next Thursday at Coffee with the Mayor. That's a time we can sit in this room and talk.

Mayor Horn: We've received a lot of emails, some with information that quite frankly is not true. That happens. However, I must say that after years in the General Assembly, I'd receive up to 500 emails a day, the folks in Weddington are incredibly cordial. My life has yet to be threatened that was a daily event in the General Assembly. I'm very appreciative of how polite and cordial, but firm the residents are. That's what this is all about. Public Engagement. Thank you all, residents and my colleagues on the Council.

17. Closed Session

Motion: Mayor Propst made a motion to enter into Closed Session pursuant to NCGS 143-318.11(5) To instruct staff on terms of contract negotiations at 8:14 p.m.

Vote: The motion passed with a unanimous vote.

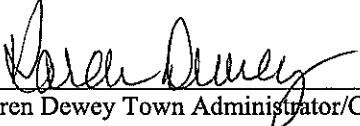
Mayor Horn called the meeting back to order at 8:31 p.m.

18. Adjournment

Motion: Mayor Pro Tem Propst made a motion to adjourn the February 14, 2022 Regular Town Council Meeting at 8:31 p.m.

Vote: The motion passed with a unanimous vote.

Approved: March 14, 2022



Karen Dewey Town Administrator/Clerk

Craig Horn, Mayor