



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JANUARY 9, 2023 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Determination of Quorum
4. Additions, Deletions and/or Adoption of the Agenda
5. Conflict of Interest Statement: *In accordance with the state government ethics act, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
6. Mayor/Councilmember Reports
7. Pre-Application Presentation from Kristen Trulear for Family Group Home at 6424 Antioch Court
8. Public Comments
9. Public Safety Report
10. Consent Agenda
 - A. Approval of December 12, 2022 Town Council Meeting Minutes
11. Old Business
 - A. Discussion and Possible Consideration of Ordinance 2023-01 to amend Section 5-1 of the Charter of the Town of Weddington to change the form of government from Mayor-Council form of government to Council-Manager form of government
12. New Business
13. Updates from Town Planner and Town Administrator
14. Code Enforcement Report
15. Update from Finance Officer and Tax Collector
16. Transportation Report
17. Council Comments
18. Adjournment

Weddington

12/2022

UCR Code	Description	Date of Report	Incident ID	
13B				
13B	ASSAULT ON SCHOOL EMPLOYEE/VOLUNTEER	12/12/22	202208890	
13B	SIMPLE ASSAULT	12/12/22	202208894	
			Total:	2
13C				
13C	COMMUNICATING THREATS OF MASS VIOLENCE	12/9/22	202208814	
13C	COMMUNICATING THREATS OF MASS VIOLENCE	12/15/22	202208991	
			Total:	2
23F				
23F	BEL / THEFT FROM MOTOR VEHICLE	12/2/22	202208612	
			Total:	1
23H				
23H	LARCENY-MISDEMEANOR	12/12/22	202208895	
23H	LARCENY-MISDEMEANOR	12/27/22	202209329	
			Total:	2
240				
240	MOTOR VEHICLE THEFT	12/2/22	202208618	
			Total:	1
26A				
26A	OBTAINING PROPERTY BY FALSE PRETENSES	12/5/22	202208694	
			Total:	1
290				
290	INJURY TO REAL PROPERTY	12/24/22	202209275	
290	INJURY TO PERSONAL PROPERTY	12/27/22	202209333	
			Total:	2
999				
999	ACCIDENT NO VISIBLE INJURY	12/2/22	202208615	
999	ACCIDENT NO VISIBLE INJURY	12/2/22	202208625	
999	ACCIDENT NO VISIBLE INJURY	12/2/22	202208634	
999	ACCIDENT NO VISIBLE INJURY	12/7/22	202208743	
999	INVESTIGATION	12/7/22	202208758	
999	ACCIDENT POSSIBLE INJURY	12/8/22	202208785	
999	DEATH INVESTIGATION	12/10/22	202208841	
999	FOUND PROPERTY	12/12/22	202208877	
999	HIT & RUN - LEAVE SCENE	12/12/22	202208880	
999	ACCIDENT NO VISIBLE INJURY	12/14/22	202208931	
999	ACCIDENT NO VISIBLE INJURY	12/15/22	202208973	
999	ACCIDENT NO VISIBLE INJURY	12/16/22	202209025	
999	ANIMAL CALL BITE	12/17/22	202209079	
999	ANIMAL NUISANCE	12/19/22	202209162	
999	ACCIDENT NO VISIBLE INJURY	12/19/22	202209164	
999	ACCIDENT NO VISIBLE INJURY	12/20/22	202209174	

Weddington

12/2022

UCR Code	Description	Date of Report	Incident ID	
999	ACCIDENT NO VISIBLE INJURY	12/21/22	202209216	
999	ACCIDENT NO VISIBLE INJURY	12/22/22	202209241	
999	ANIMAL CALL BITE	12/27/22	202209327	
999	CALL FOR SERVICE	12/28/22	202209360	
			Total:	20

Monthly Crime Total

31



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, DECEMBER 12, 2022 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 7**

1. Call to Order

Mayor Pro Tem Propst called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

Council led the Pledge of Allegiance.

3. Determination of Quorum

Quorum was determined with Mayor Pro Tem Janice Propst, Councilmembers Anne Pruitt, Brannon Howie, and Jeff Perryman present. Mayor Craig Horn was absent.

Staff Present: Town Administrator/Clerk Karen Dewey, Planner Robert Tefft, Finance Officer Leslie Gaylord, Administrative Assistant/Deputy Clerk Debbie Coram, Town Attorney Karen Wolter.

Visitors: Gayle Butler, Walt Hogan, Chris Drost, Preben Andersen, Harry Chilcot, Annette Baker, Bill Deter, Jack Plyler, Blaine Tucker, Dana Tucker, Mark Miller, Joseph Golden, Craig Hazeltine, Patricia Hines, Rusty Setzer, Joyce Plyler, Kurt Wilson, Tracy Stone, Sarah Gould

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

Councilmember Pruitt requested to amend the agenda to add item 12.B Discussion of Ordinance to amend Section 5-1 of the Charter of the Town of Weddington to change the form of government from Mayor-Council to Council-Manager form of government.

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

Vote: The motion passed with a unanimous vote.

5. Conflict of Interest Statement: *In accordance with the state government ethics act, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*

Mayor Pro Tem Propst read the conflict of interest statement. No Councilmembers had a conflict of interest.

6. Mayor/Councilmember Reports

Councilmember Perryman reported that the WUMA delegates have begun work on a new topic: project cost overrun charges that NCDOT passes along to the partnering municipalities. That will be a focus at the January meeting.

Mayor Pro Tem Propst reported that the Town tree lighting was an enormous success and probably had the largest crowd ever attending. She stated her thanks to town staff Debbie Coram, and Kim Woods; Planning Board member Jen Conway for her help setting up and cleaning up and helping the evening run smoothly; Randall Barlow and LTC Morgan and the cadets with MCJROTC at Weddington High School for their help setting up, manning the firepits, and cleaning up at the end of the night. Mayor Pro Tem Propst also thanked all the vendors and volunteers to create family focused events.

7. Public Comments

Joyce Plyler - 1046 Bromley Drive. Ms. Plyler thanked the town for having a Christmas tree. She commented on the agenda item regarding consideration of contract with S & ME. She expressed concern about how the study will play out. She recognized that S & ME works with urban design and Pinellas Park Florida, one of their projects, is located in the most densely populated county in Florida. She stated that it is clear that this community doesn't want a large expansion of urbanism and that it is critical for those working with S&ME that all sides of Weddington are represented in the stakeholder meetings.

8. Presentation from Union County Sheriff's Office Detective Bureau

Detectives Jessica Hines and Brandon Tull of the Criminal Investigations Bureau of the Union County Sheriff's Office made a presentation to Council.

9. Public Safety Report

Deputy Kropp gave the public safety report. As a follow-up to a question Councilmember Perryman asked at the last Weddington Town Council Meeting: The Union County Sheriff's Office utilizes several well-known methods of communication to quickly spread event information via our social media platforms. Our Public Information Officer James Maye would encourage all of our residents to follow the UCSO's Facebook, Instagram, and Twitter pages immediately if they aren't already doing so. While we don't post everything, any major event that occurs in our community will more than likely be summarized on one or more of our social media pages in conjunction with a written press release to the local media outlets. The county does also utilize the Everbridge alert system that local residents can register for. The link for the Union County Alert System will be added to the Town of Weddington's Website. A notification would normally be sent via the Everbridge system from someone in the Public Communications Division with Union County or potentially from the Emergency Communications Center. In addition to Everbridge, a System (IPAWS). IPAWS is FEMA's national system for local alerting that provides authenticated emergency and life-saving information to the public through mobile phones using wireless emergency alerts to radio and television via the Emergency Alert System, and on the National Oceanic and Atmospheric Administration's Weather Radio. This is a system that pushes a forced notification to all devices within a user-specified region and requires no account setup for the message's recipients. Ultimately, Union County Sheriff's Office determines the communication needs for each active incident and creates a plan to distribute information accurately and quickly.

10. Consent Agenda

- A. Approval of October 12, 2022 Special Town Council Meeting Minutes**
- B. Approval of November 14, 2022 Regular Town Council Meeting Minutes**
- C. Approval of 2023 Town Hall Holiday Schedule**
- D. Approval of Budget Amendment for Fiscal Year 2022-2023 for Trash Service**

Motion: Councilmember Pruitt made a motion to approve the consent agenda as presented
Vote: The motion passed with a unanimous vote.

11. Public Hearing

- A. An Ordinance to amend Section 5-1 of the Charter of the Town of Weddington to change the form of government from Mayor-Council form of government to Council-Manager form of government**

Mayor Pro Tem Propst opened the public hearing:

Gayle Butler- 5146 Pan Handle Circle- Ms. Butler stated that the Town doesn't need a person to run something that the town doesn't have. She expressed that she has a problem making a change in something that has worked all along. She shared that Waxhaw and Marvin have horror stories about their managers. She doesn't believe Weddington needs to go to this kind of government and this is how the majority of the residents feel.

Walt Hogan-5009 Laurel Grove Lane – Mr. Hogan stated that he personally sees no benefit in changing the Weddington form of government as the town has no services and there is no value added. He believes Weddington doesn't need the change as currently the it is cost efficient and effective. He stated the reason for the change is not crystal clear.

Christine Drost – 1203 Delaney Drive – Ms. Drost stated that she has lived in Bromley for 8.5 years and she isn't sure about changing the form of government. She asked if there shouldn't be a referendum for voters to decide. She expressed concern that the manager is not elected but appointed without direct accountability to the people. She stated that this should be a referendum.

Harry Chilcot – 3724 Red Fox Trail – Mr. Chilcot stated that the Town tree lighting was delightful, and he appreciated the efforts. He expressed that he believes a town manager wouldn't be beneficial and there wouldn't be a return on the town's investment. The average city manager makes between \$95,000 and \$195,000 a year and he doesn't think the return on investment is worth it

Annette Baker – 1289 Greylyn Drive – Ms. Baker stated that she has lived in Weddington for over 30 years. She asked if the town council read the banner that says "Rural living, Redefined". She stated that Weddington is a small town and was established to protect citizens from being swallowed up by Charlotte. She explained that the town is less than 10 miles wide and the town hall has limited business hours and staff and the town offers no services. She believes this should be settled by referendum and believes it is a conflict of interest for the Council to vote on changing the ordinance since the Council will be appointing the manager

Jack Plyler - 1015 Estate Lane – Mr. Plyler asked what the driving force behind this is. He stated that he needs numbers as to what the actual measurable benefit to the Town of Weddington is. He believes

the cost to transition to a Council Manager form of government should be explained before there is any vote on it.

Patricia Hines – 425 Vintage Creek Drive – Ms. Hines stated that she is having a difficult time seeing what the reason behind this move is. She stated that she loves the town and would like to know what the benefit would be

Kurt Wilson - 3601 Fox Run – Mr. Wilson stated that he doesn't understand why this change is being considered and that none of the elected officials ran on that platform. He questioned the motives of the council in considering this change and stated that the council was elected to serve the residents without monumental changes. He stated his distrust with the council and that this change is not the will of the people. Mr. Wilson asked the council to stop considering the change in government and to put it in a referendum.

Mayor Pro Tem Propst closed public hearing.

12. Old Business

A. Discussion and Possible Consideration of Rules for Public Comment and Public Hearings

Councilmember Howie stated that the applause this evening wasn't disruptive or rude and these rules can guide council actions as the situation arises.

Motion: Councilmember Pruitt made a motion to approve the rules for public comment and public hearings.

Vote: The motion passed with a unanimous vote.

B. Discussion of Ordinance to amend Section 5-1 of the Charter of the Town of Weddington to change the form of government from Mayor-Council to Council Manager form of government.

Mayor Pro Tem Propst stated that council has held several public meetings and seen presentations from the UNC School of Government and League of Municipalities on the changes and reasons to consider changing the government. There is no vote tonight and if this issue needs to be a referendum, it will be a referendum. Mayor Horn brought this to the table for consideration because the town has grown and will continue to grow.

Councilmember Pruitt stated that Weddington is the only town of its size in North Carolina that is still operating as a council-mayor form of government.

Councilmember Perryman stated that the town was incorporated in 1983, 39 years ago. When the Town was incorporated there were less than 5000 residents and now the population is approaching 14,000. He explained that changing the charter does not abrogate the authority of the Council. He stated the points that stuck with him from the presentations was that if the town will be run the same way for the next 20 years, it isn't needed, but if a town the size of Weddington is trying to recruit for staff positions, they will get better qualified candidates with the change in government. With the current form, staff has 5 different bosses. With the Council - manager form, it will be better off for staff with only one boss. Councilmember Perryman believes this is being proactive for the future.

Councilmember Pruitt stated that what stood out to her was taking employment liability and putting it on one supervisor. Council will continue to do legislative work. NCGS 153A-82 specifies jobs of managers, including executing the executive body's decisions. Councilmember Pruitt stated that only the internal working of town staff will change, no council duties will change.

Councilmember Howie stated that there are many facets to consider. The town doesn't currently offer any services. The form of government is not related to ordinances or the land use plan. This is not a sudden opportunity to change development in the town. Weddington is in an interesting position as it is getting larger. Councilmember Howie suggested asking Mayor Horn to explain his thoughts behind this suggestion.

Councilmember Perryman added that the possibility of putting this on the ballot as a referendum has been discussed. Council could approve the change and give the time between the vote and the election for residents to see how this will work.

13. New Business

A. Discussion and Possible Consideration of authorizing staff to enter into contract with S&ME for Land Use Plan Study

Mr. Tefft presented the staff report and reviewed the timeline for work.

Councilmember Perryman stated that the survey will be thorough and cover all sides.

Ms. Gould stated that S&ME has been working around the southeast for 20 years in urban and rural areas. The project is resident driven with a stakeholder group. There are public workshops, drop-ins, and many activities to gather data from the residents. S&ME will not propose any public input until the stakeholders are identified.

Councilmember Perryman stated that this is obviously for the town land use plan review, but he wants answers that can be in the land use plan and eliminate ambiguity.

Ms. Gould stated that they focus heavily on public engagement. S&ME will conduct a literature review, a history of the community and will use the pitfalls that have come up in the past to help guide the public engagement.

Motion: Councilmember Perryman made a motion to authorize staff to enter into contract with S&ME for the Land Use Plan Study

Vote: The motion passed with a unanimous vote.

B. Discussion and Consideration of 2023 Regular Town Council Meeting Schedule

Motion: Councilmember Perryman made a motion to approve the 2023 Regular Town Council Meeting Schedule to include work sessions every other month beginning in February 2023.

Vote: The motion passed with a unanimous vote.

14. Updates from Town Planner and Town Administrator

Mr. Tefft reported that the developers of the Cambridge project is willing to come out for a pre-application meeting. Mayor Pro Tem Propst responded that council has made clear that there is no interest in that proposal. Mr. Tefft also reported that the Hunt property on Ennis Road may be submitting an application and he has received inquiries regarding a Family Care Home in Weddington Oaks. The applicant will make a pre-application presentation in January.

Ms. Dewey reported that after working through some technical difficulties, trash bills will be mailed by the end of the week. Staff is working with Active Waste to make sure the customer lists are complete and accurate. Planning Board will meet next Monday, if there is an agenda, as their regular meeting day falls on the holiday. Ballantyne Jewish Center and Shabad Charlotte will be hosting a Menorah lighting at Town Hall on the 5th night of Hanukkah, Thursday December 22nd at 5 p.m. Town Hall will be closed for the holidays on Friday December 23rd, Monday December 26th, and Monday December 2nd.

15. Code Enforcement Report

No comments. Staff will be meeting with Code Enforcement Officer in early January to review cases.

16. Update from Finance Officer and Tax Collector

Ms. Gaylord gave the update. The audit has been submitted to the LCG for review and comments/approval. The audit will probably be presented to Council in February.

17. Transportation Report

No report

18. Council Comments

Councilmember Pruitt: Thank you everybody for your thoughts and input. I hope you have a wonderful holiday. Please reach out with any questions or input. I'm happy to answer or clarify any points. Happy Holidays. .

Councilmember Howie: Thanks to everyone who came out tonight. Thank you to staff, the deputies. Everybody stay safe-lock your cars.

Councilmember Perryman: Thank you to staff for another great year. I know it has been challenging for you and you all have exceeded expectations. Thank you to my fellow councilmembers. 2022 is in the rearview mirror. Let's all keep the lines of communication open. If you have any questions, we have email addresses. Just ask Mr. Deter-I do respond. I do hope everybody has a Merry Christmas and Happy Holidays.

Mayor Pro Tem Propst: I want to thank our staff. They are the best and I appreciate all they do. Happy Holidays Merry Christmas. Everybody thanks for coming out. Stay safe.

19. Adjournment

Motion: Councilmember Pruitt made a motion to adjourn the December 12, 2022 Regular Town Council Meeting at 8:36 p.m.

Vote: The motion passed with a unanimous vote.

Approved: _____

D. Craig Horn, Mayor

Karen Dewey, Town Administrator/Clerk

DRAFT



MEMORANDUM

TO: Mayor and Town Council
FROM: Karen Dewey, Town Administrator/Clerk
DATE: January 9, 2023
SUBJECT: Ordinance to amend section 5-1 of the Charter of the Town of Weddington to change the form of government from Mayor-Council to Council-Manager

Pursuant to NCGS 160A-102, the Weddington Town Council may adopt an ordinance to amend the Town Charter to implement any of the optional forms of government set out in NCGS §160A-101; and at the November Town Council meeting, a Resolution of Intent to consider an ordinance to amend the charter of the Town of Weddington was unanimously approved. The Town of Weddington held a public hearing on a proposed amendment to the Charter of the Town of Weddington to change the form of government from Mayor-Council to Council-Manager. Over the last 8 months, the Council has been reviewing and discussing the original town charter with the goal to make sure as the town continues to grow, that the charter, along with the form of government can continue to meet the needs of the community. Professionals from the UNC School of Government and from the NC League of Municipalities have made presentations in public meetings to share the differences and the pros and cons of both forms of government.

If Council opts to approve the charter amendment ordinance, there are two options:

1. To approve the ordinance without making it subject to an approving vote of the people. However, the ordinance is still subject to a referendum petition which can force the matter be resolved by a referendum vote. If no petition is filed within 30 days, the ordinance becomes effective.
2. To approve the ordinance effective only upon approval by a vote of the people. A resolution calling for a special election and setting the date of the election in accordance with NCGS 163-287 must be passed at the same time as adoption of the ordinance. The vote on the referendum will occur at the same time as the State general election in November of 2023.



**An Ordinance Amending the Charter of the Town of Weddington
to Change Form of Government to Council-Manager
O-2023-XX**

Whereas, NCGS§ 160A-101(9) requires that the Town operate as a Mayor-Council or a Council-Manager form of government;

Whereas, Council unanimously approved a resolution of intent to consider an ordinance to change the form of government from Mayor-Council to Council-Manager; and

Whereas, Council conducted a public hearing regarding these Charter changes on December 12, 2022 after due notice published thereof not less than 10 days prior to such public hearing

Now therefore be it ordained by the Weddington Town Council that:

Section 1. Pursuant to NCGS § 160A-101 and 160A-102, the Weddington Town Council may adopt an ordinance to amend the Town Charter to implement any of the optional forms set out in NCGS §160A-101; and

Section 2. The Town Council hereby amends Section 5-1 of the Town Charter to change the form of goveA-101(9). This section will now read: “The Town of Weddington operates under the Council-Manager form of government as provided in Part 2 of Article 7 of Chapter 160A of the General Statutes, as amended”.

Section 3. Pursuant to NCGS §160A-102, the Town Clerk shall cause a notice to be duly published in The Charlotte Observer stating that an ordinance amending the Village Charter to change the form of government to Council-Manager has been adopted

Adopted and effective January 9, 2023

D. Craig Horn, Mayor

Karen Dewey, Town Administrator/Clerk



R-2023-XX

A RESOLUTION CALLING A SPECIAL ELECTION FOR THE PURPOSE OF SUBMITTING TO A VOTE AN ORDINANCE AMENDING THE CHARTER OF THE TOWN OF WEDDINGTON TO CHANGE FORM OF GOVERNMENT TO COUNCIL-MANAGER

WHEREAS, pursuant to GS §160A-101 and §160A-102, Council of the Town of Weddington enacted an ordinance on January 9, 2023 effective upon approval by referendum vote by the residents of Weddington amending the Town Charter to operate as a Council-Manager form of government

NOW, THEREFORE, BE IT RESOLVED by the Weddington Town Council that:

1. An election is hereby called for Tuesday, November 7, 2023 for the purpose of determining whether the Town of Weddington shall operate under the Council-Manager form of government in accordance with Part 2 of Article 7 of Chapter 160A and any charter provisions not in conflict therewith
2. Pursuant to G.S. §163-287, the Union County Board of Elections is hereby requested to conduct the election herein described and pursuant to G.S. §160A-105 with question to appear on the ballot substantially as follows:

Question:

Shall the ordinance changing the Town of Weddington form of government from a Mayor-Council to a Council-Manager be approved?

Yes

No

3. The election shall be held in accordance with Article 23, Chapter 163 of the General Statutes of North Carolina and absentee voting shall be permitted.
4. The Town Clerk shall coordinate with the Union County Board of Elections and/or cause a notice to be duly published.

Adopted this the XXth day of Month Year.



MONTHLY CODE ENFORCEMENT REPORT

January 2023

1. **4909 Beulah Church Road** - Accumulation of debris and conducting business on residential property
Status: Under Enforcement
 - Complaint received regarding an accumulation of debris in the yard and conducting business on residential property. Site visit on 8/16/22 confirmed presence of violations – site photographed and violations documented. Courtesy letter issued on 8/22/22 with a check back date of 9/6/22.
 - 9.6.22 - Follow-up visit conducted; violations still present.
 - Notice of Violation sent 12/14/22; owner met with Planner. Code Enforcement will revisit site mid-January

2. **4915 Beulah Church Road** - Debris in the yard
Status: Under Enforcement
 - Complaint received regarding an accumulation of debris in the yard. Site visit on 8/16/22 confirmed presence of violations – site photographed and violations documented. Courtesy letter issued on 8/22/22 with a check back date of 9/6/22.
 - 9.6.22 - Follow-up visit conducted; violations still present.
 - Certified letter Notice of Violation sent 12/14/22; Town will send second notice.

3. **4208 Waxhaw-Indian Trail Rd** - Too many accessory buildings, use of RV for residential purposes, junk vehicle, trash and debris
Status: Under Enforcement
 - Complaint regarding too many accessory buildings, use of RV for residential purposes, junk vehicle, trash and debris. Notice of Violation has been prepared and a compliance deadline of July 21, 2022 has been issued.
 - Follow-up site visit conducted on 9/28/22 - junk vehicle, trash and debris and two accessory structures still present. Violations still present, working with Town appropriate next steps.
 - Code enforcement will follow-up mid-January with visit and letter of violation

4. **7239 Cobblecreek Dr** - Unpermitted accessory structure
Status: Closed



- Complaint regarding unpermitted “accessory structure”. Site visit was conducted and a meeting with the homeowner was held. Homeowner confirmed that he failed to obtain a permit but agreed to obtain the permit. The owner has submitted the permit and is working with the Zoning Administrator to submit final documentation.
- Permit 2022-6498 issued 6/10/22

5. **1408 Highland Ridge Ct** - Accessory building constructed without permit

Status: Closed

- Complaint regarding “Accessory Building” constructed without permit. Met owner on site on 2/3/22. Owner stated he wasn’t aware a permit was required and agreed to obtain permit immediately. Courtesy Letter dated 2/4/22 was issued requesting owner obtain a permit and requesting meeting on site on 2/11/22. Met owner at site. Explained permit process. Conducted side-yard set-back measurements. Building appears to violate required setback requirement.
- Site visit 4/11/22 building has not been relocated. Owner hiring surveyor to identify property lines to assist with relocation of building. Owner has agreed to relocate building to rear yard area and is obtaining a “new” permit for building relocation.
- Permit 2022-6465 issued 5/16/22

6. **233 Weddington Rd** - construction of accessory building without an approved permit

Status: Under Enforcement

- Complaint filed regarding construction of an “Accessory Building” without a permit. Conducted site visit. Met owner at property. Accessory building is an addition to an existing building. Owner says he was not aware he needed a permit. Says he’ll apply for permit immediately. Issued Courtesy Letter dated January 13, 2022.
- Site visit 4/11/22 - Construction stopped. Building frame remains.
- Site visit mid-January to confirm status

7. **8308 Potters Rd** - utility building in front yard without a permit

Status: Under Enforcement

- Utility building located in front yard area without a permit. Site visit was conducted and confirmed that construction is in progress. Issued a letter requesting the owner obtain a permit and take the appropriate actions to comply with setback requirements. Met owners and owners representatives on site. Owner informed me that the “storage” building was “existing” when he purchased the property and he decided to enclose the storage building and install HVAC unit. The owner said his contractor failed to obtain the permit. I informed him the structure was in violation of Town Zoning ordinances (accessory buildings not allowed in front yard areas).
- 4/11/22 Site visit conducted. Structure still in violation.
- Site visit mid-January to confirm status



8. **7200 Forest Ridge Rd** - non-residential activity (sawing) in residential district
Status: Under Enforcement
 - Site visit conducted on 3/31/21, notice of Violation issued ordering all sawing and related activity to stop.
 - Zoning Administrator met with property owner on 4/30/21; timeline developed to bring property into compliance.
 - Follow up letter to property owner and attorney asking for update on status.

9. **7346 Cobblecreek Drive** - Accessory building without a permit
Status: Under enforcement
 - Site visit on 12/14/2022, Courtesy letter sent 12/14/2022.
 - Planner spoke with owner. Permit application forthcoming

WEDDINGTON
Statement of Revenue and Expenditures

Revenue Account Range: First to Last Include Non-Anticipated: Yes Year To Date As Of: 12/31/22
 Expend Account Range: First to Last Include Non-Budget: No Current Period: 12/01/22 to 12/31/22
 Print Zero YTD Activity: No Prior Year: 12/01/21 to 12/31/21

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Cancel	Excess/Deficit	% Real
10-3101-110	AD VALOREM TAX - CURRENT	299,547.43	1,400,000.00	258,110.07	1,272,454.65	0.00	127,545.35-	91
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	23.25	2,500.00	668.73	12,228.51	0.00	9,728.51	489
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	222.01	2,250.00	193.20	432.61	0.00	1,817.39-	19
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	19,905.18	110,000.00	10,321.49	58,350.24	0.00	51,649.76-	53
10-3115-180	TAX INTEREST	85.11	2,250.00	137.21	879.80	0.00	1,370.20-	39
10-3120-000	SOLID WASTE FEE REVENUES	0.00	560,000.00	396.00	396.00	0.00	559,604.00-	0
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	47,087.20	540,000.00	58,860.27	292,975.64	0.00	247,024.36-	54
10-3322-220	BEER & WINE TAX	0.00	45,000.00	0.00	0.00	0.00	45,000.00-	0
10-3324-220	UTILITY FRANCHISE TAX	127,083.72	457,500.00	131,979.96	240,257.56	0.00	217,242.44-	53
10-3340-400	ZONING & PERMIT FEES	2,722.00	10,000.00	2,267.50	13,465.00	0.00	3,465.00	135
10-3350-400	SUBDIVISION FEES	0.00	10,000.00	0.00	3,847.50	0.00	6,152.50-	38
10-3360-400	STORMWATER EROSION CONTROL FEES	13,600.00	10,000.00	0.00	330.00	0.00	9,670.00-	3
10-3830-891	MISCELLANEOUS REVENUES	12.00	1,000.00	0.00	3,740.80	0.00	2,740.80	374
10-3831-491	INVESTMENT INCOME	77.67	1,000.00	6,904.05	24,338.28	0.00	23,338.28	***
10 General Fund Revenue Total		510,365.57	3,151,500.00	469,838.48	1,923,696.59	0.00	1,227,803.41-	61

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
10-4110-000	GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0.00	0
10-4110-120	FIRE	0.00	0.00	0.00	0.00	0.00	0.00	0
10-4110-126	FIRE DEPT SUBSIDIES	66,785.42	817,675.00	68,121.08	407,390.82	0.00	410,284.18	50
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	0.00	10,000.00	0.00	0.00	0.00	10,000.00	0
10-4110-150	POLICE	0.00	0.00	0.00	0.00	0.00	0.00	0
10-4110-155	POLICE PROTECTION	0.00	334,775.00	0.00	167,922.46	0.00	166,852.54	50
10-4110-160	EVENT PUBLIC SAFETY	0.00	4,000.00	0.00	0.00	0.00	4,000.00	0
10-4110-180	GOVERNING BOARD	0.00	0.00	0.00	0.00	0.00	0.00	0
10-4110-190	LEGAL	0.00	0.00	0.00	0.00	0.00	0.00	0
10-4110-192	ATTORNEY FEES - GENERAL	0.00	67,500.00	0.00	26,687.50	0.00	40,812.50	40
10-4110-193	ATTORNEY FEES - LITIGATION	0.00	5,000.00	0.00	0.00	0.00	5,000.00	0
10-4110-320	OTHER GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0.00	0
10-4110-330	ELECTION EXPENSE	0.00	3,000.00	0.00	0.00	0.00	3,000.00	0
10-4110-342	HOLIDAY/TREE LIGHTING	556.62	4,500.00	1,787.43	5,761.57	0.00	1,261.57-	128
10-4110-343	SPRING EVENT	0.00	10,175.00	0.00	0.00	0.00	10,175.00	0
10-4110-344	OTHER COMMUNITY EVENTS	0.00	2,250.00	0.00	0.00	0.00	2,250.00	0
4110 GENERAL GOVERNMENT		67,342.04	1,258,875.00	69,908.51	607,762.35	0.00	651,112.65	48

WEDDINGTON
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
10-4130-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0.00	0
10-4130-121	SALARIES - ZONING ADMINISTRATOR	0.00	82,500.00	6,875.00	41,428.48	0.00	41,071.52	50
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	0.00	24,000.00	1,469.48	9,466.28	0.00	14,533.72	39
10-4130-124	SALARIES - PLANNING BOARD	325.00	5,150.00	250.00	1,300.00	0.00	3,850.00	25
10-4130-125	SALARIES - SIGN REMOVAL	222.74	7,500.00	252.00	1,638.00	0.00	5,862.00	22
10-4130-181	FICA EXPENSE - P&Z	41.92	9,000.00	522.15	3,190.41	0.00	5,809.59	35
10-4130-182	EMPLOYEE RETIREMENT - P&Z	0.00	17,000.00	1,045.00	6,297.13	0.00	10,702.87	37
10-4130-183	EMPLOYEE INSURANCE	0.00	14,635.00	1,017.00	6,102.00	0.00	8,533.00	42
10-4130-184	EMPLOYEE LIFE INSURANCE	0.00	375.00	26.56	159.36	0.00	215.64	42
10-4130-185	EMPLOYEE S-T DISABILITY	0.00	175.00	13.50	81.00	0.00	94.00	46
10-4130-190	CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0
10-4130-192	CONSULTING STORMWATER CONTROL	6,935.88	84,000.00	5,616.39	29,008.20	0.00	54,991.80	35
10-4130-193	CONSULTING	125.00	60,000.00	5,921.50	10,710.25	0.00	49,289.75	18
10-4130-194	CONSULTING - COG	0.00	10,000.00	0.00	1,848.00	0.00	8,152.00	18
10-4130-195	STORMWATER EROSION CONTROL	12,800.00	0.00	0.00	0.00	0.00	0.00	0
10-4130-200	OTHER PLANNING	0.00	0.00	0.00	0.00	0.00	0.00	0
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	298.99	7,500.00	451.27	2,885.67	0.00	4,614.33	38
10-4130-202	ZONING SPECIFIC OFFICE SUPPLIES	0.00	2,500.00	0.00	0.00	0.00	2,500.00	0
10-4130-215	HISTORIC PRESERVATION	0.00	250.00	0.00	0.00	0.00	250.00	0
10-4130-220	INFRASTRUCTURE	0.00	445,000.00	0.00	95,000.00	0.00	350,000.00	21
10-4130-321	TELEPHONE - PLANNING & ZONING	131.40	2,000.00	0.00	681.69	0.00	1,318.31	34
10-4130-325	POSTAGE - PLANNING & ZONING	544.58	2,500.00	0.00	580.51	0.00	1,919.49	23
10-4130-331	UTILITIES - PLANNING & ZONING	289.35	5,000.00	137.97	1,583.52	0.00	3,416.48	32
10-4130-370	ADVERTISING - PLANNING & ZONING	0.00	1,000.00	0.00	0.00	0.00	1,000.00	0
4130 ECONOMIC & PHYSICAL DEVELOPMENT		21,464.86	780,085.00	23,597.82	211,960.50	0.00	568,124.50	27
10 General Fund Expend Total		124,377.02	2,591,500.00	121,311.52	1,050,738.42	0.00	1,540,761.58	41

10 General Fund

	Prior	Current	YTD
Revenues:	510,365.57	469,838.48	1,923,696.59
Expended:	124,377.02	121,311.52	1,050,738.42
Net Income:	385,988.55	348,526.96	872,958.17

Grand Totals

	Prior	Current	YTD
Revenues:	510,365.57	469,838.48	1,923,696.59

WEDDINGTON
Statement of Revenue and Expenditures

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Cancel	Balance	% Expd
	Expended:	<u>124,377.02</u>	<u>121,311.52</u>	<u>1,050,738.42</u>				
	Net Income:	<u>385,988.55</u>	<u>348,526.96</u>	<u>872,958.17</u>				

2023

2022

Assets

10-1120-000	SOUTH STATE CHECKING ACCOUNT	483,793.29	2,079,665.04
10-1120-001	TRINITY MONEY MARKET	0.00	0.00
10-1120-002	CITIZENS SOUTH CD'S	0.00	0.00
10-1130-000	BB&T/TRUIST CHECKING	2,781,671.37	1,764,466.50
10-1130-001	BB&T/TRUIST MONEY MARKET	250,021.51	250,008.93
10-1140-000	WACHOVIA	0.00	0.00
10-1170-000	NC CASH MGMT TRUST	2,083,977.46	559,707.00
10-1205-000	A/R OTHER	0.00	0.00
10-1210-000	A/R SOLID WASTE FEES	396.00-	0.00
10-1211-001	A/R PROPERTY TAX	212,934.08	19,874.01
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	7,773.92	1,431.14
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	4,620.06	3,666.54
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	1,931.39	2,542.81
10-1214-000	PREPAID ASSETS	0.00	15,825.90
10-1215-000	A/R INTERGOVT-LOCAL OPTION SALES TX	0.00	53,110.99
10-1216-000	A/R INTERGOVT - MOTOR VEHICLE TAXES	0.00	20,108.38
10-1217-000	A/R INTERGOVT	0.00	0.00
10-1232-000	SALES TAX RECEIVABLE	670.89	670.89
10-1240-000	INVESTMENT INCOME RECEIVABLE	0.00	0.00
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	2,513,697.44	2,513,697.44
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	9,651.96	9,651.96
10-1610-003	FIXED ASSETS - EQUIPMENT	17,747.14	17,747.14
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.00	26,851.00
10-1610-005	FIXED ASSETS - COMPUTERS	10,155.51	10,155.51
10-1610-006	FIXED ASSETS - COMPUTER SOFTWARE	182,994.00	182,994.00
	Total Assets	<u>8,588,095.02</u>	<u>7,532,175.18</u>

Liabilities & Fund Balance

10-2110-000	ACCOUNTS PAYABLE	0.00	17,499.93
10-2115-000	ACCOUNTS PAYABLE ACCRUAL	0.00	0.00
10-2116-000	CUSTOMER REFUNDS	1,649.14	541.56
10-2120-000	BOND DEPOSIT PAYABLE	75,002.25	75,002.25
10-2151-000	FICA TAXES PAYABLE	0.00	0.00
10-2152-000	FEDERAL TAXES PAYABLE	0.00	0.00
10-2153-000	STATE W/H TAXES PAYABLE	0.00	0.00
10-2154-001	NC RETIREMENT PAYABLE	0.00	0.00
10-2155-000	HEALTH INSURANCE PAYABLE	0.00	0.00
10-2156-000	LIFE INSURANCE PAYABLE	0.00	0.00
10-2157-000	401K PAYABLE	0.00	0.00
10-2200-000	ENCUMBRANCES	0.00	0.00
10-2210-000	RESERVE FOR ENCUMBRANCES	0.00	0.00
10-2605-000	DEFERRED REVENUES- TAX INTEREST	1,931.39	2,537.74
10-2610-000	DEFERRED REVENUE SOLID WASTE FEES	396.00-	0.00
10-2620-000	DEFERRED REVENUE - DELQ TAXES	7,773.92	1,431.14
10-2625-000	DEFERRED REVENUE - CURR YR TAX	212,934.08	19,874.01
10-2630-000	DEFERRED REVENUE-NEXT 8	4,620.06	3,666.54
	Total Liabilities	<u>303,514.84</u>	<u>120,553.17</u>
10-2640-001	FUND BALANCE - UNASSIGNED	3,131,556.46	3,131,556.46
10-2640-002	FUND BALANCE - RESERVE WATER/SEWER	0.00	0.00
10-2640-003	FUND BALANCE-ASSIGNED	820,000.00	820,000.00
10-2640-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,761,097.05	2,761,097.05
10-2640-005	CURRENT YEAR EQUITY YTD	0.00	0.00
	Total	<u>6,712,653.51</u>	<u>6,712,653.51</u>

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 12/31/22

	2023	2022
Revenue	1,923,696.59	2,848,267.98
Less Expenses	1,050,738.42	2,149,299.48
Net	<u>872,958.17</u>	<u>698,968.50</u>
Total Fund Balance	<u>7,585,611.68</u>	<u>7,411,622.01</u>
Total Liabilities & Fund Balance	<u>7,889,126.52</u>	<u>7,532,175.18</u>

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

TO: Mayor and Town Council
FROM: Kim Woods, Tax Collector
DATE: January 9, 2023
SUBJECT: Monthly Report–December2022

Transactions:	
Balance Adjustments	\$(13.60)
Taxes Collected:	
2018	\$(258.06)
2021	\$(734.24)
2022	\$(258,116.91)
As of December 31, 2022; the following taxes remain Outstanding:	
2012	\$254.18
2013	\$273.97
2014	\$264.54
2015	\$620.43
2016	\$421.78
2017	\$804.01
2018	\$541.63
2019	\$1366.12
2020	\$1439.09
2021	\$8,339.62
2022	\$212,934.08
Total Outstanding:	\$227,259.45