



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, DECEMBER 12, 2022 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA**

****AMENDED AT MEETING**

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. Public Comments
8. Presentation from Union County Sherriff's Office Detective Bureau
9. Public Safety Report
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
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
12. Old Business
 - A. Discussion and Possible Consideration of Rules for Public Comment and Public Hearings
 - ** B. *Discussion of 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.*
13. New Business
 - A. Discussion and Possible Consideration of authorizing staff to enter into contract with S&ME for Land Use Plan Study
 - B. Discussion and Consideration of 2023 Regular Town Council Meeting Schedule
14. Updates from Town Planner and Town Administrator
15. Code Enforcement Report
16. Update from Finance Officer and Tax Collector
17. Transportation Report
18. Council Comments
19. Adjournment



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REGULAR TOWN COUNCIL MEETING
MONDAY, DECEMBER 12, 2022 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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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 an 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:

January 9, 2023

Karen Dewey

Karen Dewey, Town Administrator/Clerk

D. Craig Horn

D. Craig Horn, Mayor



**TOWN OF WEDDINGTON
2023 TOWN COUNCIL REGULAR MEETING SCHEDULE ***

**2ND MONDAY OF EVERY MONTH
3RD MONDAY OF EVERY EVEN MONTH**

DATE	TIME	LOCATION
January 9, 2023	7:00 p.m.	Town Hall Council Chambers
RETREAT		To Be Determined
February 13, 2023	7:00 p.m.	Town Hall Council Chambers
February 20, 2023		
March 13, 2023	7:00 p.m.	Town Hall Council Chambers
April 10, 2023	7:00 p.m.	Town Hall Council Chambers
April 17, 2023		
May 8, 2023	7:00 p.m.	Town Hall Council Chambers
June 12, 2023	7:00 p.m.	Town Hall Council Chambers
June 19, 2023		
July 10, 2023	7:00 p.m.	Town Hall Council Chambers
August 14, 2023	7:00 p.m.	Town Hall Council Chambers
August 21, 2023		
September 11, 2023	7:00 p.m.	Town Hall Council Chambers
October 9, 2023	7:00 p.m.	Town Hall Council Chambers
October 16, 2023		
November 13, 2023	7:00 p.m.	Town Hall Council Chambers
December 11, 2023	7:00 p.m.	Town Hall Council Chambers

TOWN OF WEDDINGTON
 SUMMARY AMENDED GENERAL FUND BUDGET
 FYE 6/30/2023

	FY2022 AMENDED BUDGET	FY2023 PROPOSED BUDGET	FY2023 AMENDED BUDGET	
Tax Rate 4.8 cents				
Revenues				
Ad Valorem Taxes	\$ 1,554,500	\$ 1,517,000	\$ 1,517,000	
Solid Waste Fees			\$ 560,000	{A}
State-Collected Revenues	940,000	1,042,500	1,042,500	
Transfers from ARPA Special Revenue Fund			316,000	{B}
Zoning and Subdivision Revenues	\$ 44,700	\$ 30,000	\$ 30,000	
Other Revenues	\$ 1,380	\$ 2,000	\$ 9,750	
Total Revenues	\$ 2,540,580	\$ 2,591,500	\$ 3,475,250	
Expenditures				
Administrative Expenditures	\$ 719,715	\$ 552,540	\$ 725,340	{B}
Planning and Zoning Expenditures	\$ 584,290	\$ 780,085	\$ 866,035	
General Government Expenditures	\$ 1,236,575	\$ 1,258,875	\$ 1,883,875	{A}{B}
Total Expenditures	\$ 2,540,580	\$ 2,591,500	\$ 3,475,250	
Appropriation from Fund Balance	\$ -	\$ -	\$ 0	

{A} Fees and corresponding expenditures for 6 months of solid waste service (January-June 2023)

{B} ARPA special revenue funds used as revenue replacement to fund UCSO deputy contract and salary expenses
 Additional contract labor for FY23 estimated portion of Comprehensive Plan/Downtown Master Plan contract



TOWN OF WEDDINGTON

Rules for Public Hearings and Public Comments

- *Please sign up to speak before the meeting on the sign-up sheet located near the entrance to the Council room.*
 - *The Council will allocate up to 1 hour during each meeting to hear general Public Comments.*
 - *The Council will allocate up to 1 hour for each public hearing on the Agenda.*
1. Provide your name and address before you begin your comments.
 2. Public Comments are limited to 4 minutes. Public Hearing comments are limited to 3 minutes.
 3. Comments are to be directed to the entire board and not to individuals nor to the public attending the meeting.
 4. A designated spokesperson for a group of three or more may be allocated 6 minutes to speak. At least three members of the group must be present and names and addresses of those members present must be submitted to the Town Clerk before the meeting begins. Other than pursuant to this rule, you may not give your time to another speaker to increase that speaker's allotted time.
 5. You must be civil in your language and presentation and act within reasonable standards of courtesy.
 6. Use of slander, name-calling, personal attacks or threatening speech or behavior is prohibited.
 7. The audience must maintain order and decorum in their conduct. Please refrain from disruptive applause, comments or disorderly speaking during the meeting. Demonstrative disturbances will be prohibited.
 8. The Mayor or a majority of the Board may suspend these rules at their discretion.
 9. Failure to abide by these rules after receiving notice by the Mayor may result in 1) termination of your comment period and/or 2) your removal from the meeting.