



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, FEBRUARY 13, 2023 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104**

**AGENDA
*AMENDED**

1. Call to Order
2. Determination of Quorum
3. Pledge of Allegiance
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. Public Safety Report
9. Presentation of the Fiscal Year 2021-2022 Audit by Ann Craven, CPA, PLLC
10. Pre-application Presentation from Darryl Matthews for the John Walker Matthews Property
11. Pre-application Presentation from Cambridge Properties for Liberty Classical Academy
12. Consent Agenda
 - A. Approval of January 9, 2023 Town Council Meeting Minutes
 - B. Authorize Tax Collector to Advertise 2022 Unpaid Real Property Taxes
 - * C. Amend the 2023 Town Council Regular Meeting Schedule to add location and time to Work Session meeting on February 28, 2023. *Rolling Hills Country Club at 10:00 a.m. to 4:00 p.m.*
 - D. Approval of Resolution R-2023-01 to NCDOT for Addition to State Maintained Secondary Road System Roads within the Atherton Subdivision.
 - E. Approval of Resolutions R-2023-02 and R-2023-03 to Call for a Public Hearing on Annexation Petition 2023-01 Pursuant to NCGS 160A-31 and to Call for the Clerk to investigate the sufficiency of Annexation Petition 2023-01.
 - F. Approval of Water and Sewer Bond Release for Weddington Acres Subdivision in the amount of \$49,082.
 - G. Approval of Amendment to Contract to Audit Accounts
 - * ~~H. Appoint Karen Dewey Town Manager and Assign Duties Pursuant to NCGS 160A-148.~~
13. Public Hearing

- A. Text Amendment modifying Appendix 2, Submittal Requirements, of the Town of Weddington Unified Development Ordinance.
- 14. Old Business
 - A. Discussion and Possible Consideration of Town Council Rules of Procedure
- 15. New Business
 - A. Discussion and Consideration of Text Amendment modifying Appendix 2, Submittal Requirements, of the Town of Weddington Unified Development Ordinance
- 16. Updates from Town Planner and Town Administrator
- 17. Code Enforcement Report
- 18. Update from Finance Officer and Tax Collector
- 19. Transportation Report
- 20. Council Comments
- 21. Enter into Closed Session pursuant to NCGS 143-318.11 (a)(3) to consult with attorney on matters protected by the attorney-client privilege relating to Providence Volunteer Fire Department versus Town of Weddington
- 22. Adjournment



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REGULAR TOWN COUNCIL MEETING
MONDAY, FEBRUARY 13, 2023 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 8**

1. Call to Order

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

2. Determination of Quorum

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

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

Visitors: Jen Conway, Marty McCarthy, Harry Chilcot, Gayle Butler, Danny Ellis, Anne Ellis, Daryl Matthews, Greg Hahn, Steve Fellmeth, Eileen Fellmeth, Christopher Neve, John Johnson, Nora Kuester, Stacie McGinn, Danny Liebl, Doug Turpin, Joyce Plyler, Nathaniel Petrie, Michael Shea, Petrina Dekoster, Hugh Clark, Patricia Clark, Jack Plyler, Patty Grau, Harris Doulaveris, Elaina Wolfe, Jackie Robeau, Brent Lee, Kevin Abplanalp, Mark Miller, Phyllis Pincus, Steve Gertzman, Tamara Gertzman, George Maloomian, Heidi Barney, Adell Keen, Tracy Stone, Don Cuthbertson, Ann Craven, Nate Buhler

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

3. Pledge of Allegiance

The Council led the Pledge of Allegiance

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

Staff requested to amend the consent agenda to add location and time of the Council work session on February 28th at Rolling Hills Country Club from 10 a.m. to 4 p.m. and to remove consent agenda item H.

Motion: Mayor Pro Tem Propst 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.

Ms. Dewey read the Conflict of Interest Statement. No Councilmembers had a conflict of interest.

6. Mayor/Councilmember Reports

Mayor Pro Tem Propst paid tribute to Joe Hudson:

I would just like to take a few moments and pay respect from the Town of Weddington to a lifetime member of the community, Joe Hudson. Joe died on January 21st at the age of 91. I personally knew Joe all my life and grew up with and went to elementary school with his children. Joe was instrumental in all Weddington community events, from sports teams to our local Weddington community fair, Joe helped make Weddington special. I knew him as someone that always wanted to give back to his community or help his neighbor. Whether that was giving someone a job that needed a new start in life or helping fellow farm families. As his wife Brad said, "He gave back to everyone. All he wanted to ever do was help people"! Joe owned RCS, a Union County business, for 50 years and did not close his doors until October of 2022 when he found out he was sick. He was still working every day at 91 years of age! His family would say that Joe's defining moment was the day he saved his dad's life in their house fire. He was a teenager at the time. The entire community came out to support the Hudson family recover from their loss. Joe served for 4 years in the US Air Force during the Korean War. He served Union County as a county commissioner and assistant county manager. As a member of the NC General Assembly, Joe was instrumental in Weddington becoming an actual town. In 1983 Joe Hudson, as our NC House representative, introduced the Bill (House Bill # 597) to incorporate the town of Weddington. Joe Hudson's goal was to always give back. Joe Hudson lived a life of service to others and was a huge part of what made old Weddington a real community of people that loved and helped each other. Thank you Joe for all you did for Weddington!

Councilmember Perryman reported that WUMA had a great January meeting in Mineral Springs. County Commissioner Richard Helms was in attendance and they had a good discussion on water and sewer issues in the county. The next WUMA meeting is at Weddington Town Hall on February 23rd at 4:00 p.m. The interim County Manager will be in attendance and Commissioners Richard Helms and David Williams will try to attend. There will be discussion on the water and sewer issues and any other county issue.

Mayor Horn reported that his monthly coffee will be Tuesday the 21st from 5-7 p.m. There is no agenda, so come share what's on your mind and your solutions. The NCLM will have their annual dinner in Raleigh on February 22nd. The county purchased a large tract of land, about 86 acres for 4.2 million dollars for a new sewer plant. The board of commissioners nixed the plans for the new sewer plant and leased the purchased land back to the current owner for \$250/month for about 9 years. The Town of Weddington is full up with houses on septic. I don't want to see septic failure running into our lakes. The town is looking for capacity for homes. Residents need to be aware of the canceled sewer contract and leased property for way below the market value.

7. Public Comments

Christopher Neve-110 Chasestone Court: Mr. Neve stated his disappointment with the way things went last month with the change in form of government vote. He stated that he doesn't have an opinion about it either way, but he didn't like the way it went about. The vote was tied, and he was disappointed with the mayor making decision for residents. Mr. Neve has been here less than a year, and there is always something coming up. He stated he is not against growth, but the issue at this point is that people don't have trust in you all. People don't feel their voice is being heard.

Joyce Plyler- 1046 Bromley Drive: Ms. Plyler discussed communications. She stated her belief that the decision of changing the town charter should be submitted to the residents and a one-hour hearing on the matter is not enough. Ms. Plyler stated that what is needed is a dialogue not constrained by arbitrary time constraints. The residents want better notice and discussion about the pros and cons, they need a full and fair debate, they were not notified and questions were not answered. The Town much use better communications with residents. Its' time for the town to improve communication skills. Ms. Plyler also spoke to the county schools being at or over capacity and there is need for a new school. She expressed support for the Liberty Classical Academy, who is on the agenda for a presentation.

Jack Plyler - 1015 Estate Lane: Mr. Plyler read the cover letter that was presented with the referendum petition (*submitted for record*). Mr. Plyler commented on the county sewer and the reason the contract was canceled. He stated that government shouldn't pay for capital projects by increasing rates, capital projects should be paid with bonds.

Phyllis Pincus - 3809 Mourning Dove Drive: Ms. Pincus commented on an accessory structure on a neighboring parcel that she believes is too large and is an eyesore. She commented on the text amendment for submittal requirements and stated that applications should include an elevation.

8. Public Safety Report

Deputy Kropp gave public safety report: There have been multiple burglaries in town and surrounding areas over the last two months. Deputy Kropp reminded residents that if they see suspect vehicles, they should call 911. He urged residents to use their alarms and to lock up large volumes of cash or jewelry. Deputy Kropp also suggested that residents not check in their locations on social media as that has been used to break into empty homes. The UCSO has also seen an increase of mail theft, which means mails is being stolen somewhere between the mailbox and where it is addressed to. Checks are being altered. He urged residents to drop payments at the post office or a blue USPS mailbox and using a number 2 Uniball pen as the pigment is difficult to wash off the checks.

9. Presentation of the Fiscal Year 2021-2022 Audit by Ann Craven, CPA, PLLC

Ms. Ann Craven, CPA, PLLC, presented the audit. She indicated that the town is in strong financial shape and the town manages finances conservatively.

Mayor Horn asked if the town is in compliance with the ARPA fund spending rules. Ms. Craven responded that the town is using revenue replacement for the ARPA funds and is absolutely in compliance.

Councilmember Perryman stated that everybody present should thank Leslie Gaylord, the town Finance Officer for her good work and for watching out for the town.

There was one financial performance indicator of concern noted by the Local Government Commission. The audit was submitted two days late due to a misunderstanding.

10. Pre-application Presentation from Darryl Matthews for the John Walker Matthews Property

Mr. Matthews presented his project plan for an event venue at the John Walker Matthews property.

Mayor Pro Tem Propst asked if there was a septic study on the property. Mr. Matthews responded that there is clearance for septic capacity for 175 people

Councilmember Perryman stated that he would like to see this pursued and thanked Mr. Matthews for presenting

Mayor Pro Tem Propst asked if Mr. Matthews would consider allowing the Town to have events on the property? Mr. Matthews responded that he would and there is plenty of space as there are 5 acres set aside from the property for the venue.

Councilmember Pruitt stated that the town is in the process of reviewing the comprehensive plan and downtown area. This is something to bring into it to see if it's feasible.

Mr. Matthews stated that it will take a lot to bring up to code and modernize the interior of the house. He stated that he wants to preserve the historic house but needs to bring in income to keep it.

Mayor Horn reviewed the conditional zoning process. This pre-application presentation is a first step. Filing the application and public engagement meetings will happen before it goes to planning board.

11. Pre-application Presentation from Cambridge Properties for Liberty Classical Academy

Doug Turpin of 1004 Clovercrest Lane, Weddington gave a presentation on Liberty Classical Academy for a middle and high value-based private school campus opening in fall 2026. The Board is looking for partnerships and is not competing with any existing schools.

Councilmember Pruitt asked how many Union County families are looking for private schools in Mecklenburg County. The Applicant answered that this project is trying to provide a place for all children, and they expect that the majority will be from this community. This is the first truly independent K-12 school in Union County. They are not targeting students, but looking to provide an education resource.

Councilmember Pruitt asked if the applicant was aware that the Roots Farm property was donated to Country Day School? The applicant responded that there was a conversation with the board of that school and there were comments that they don't know what they want to do with it yet.

Councilmember Pruitt asked what the economic benefit for Weddington would be as there are no potential tax dollars from this project. The Applicant responded that people like to live in areas where there are educational facilities and that would have a positive economic impact on property values.

Councilmember Pruitt stated that this area is not lacking of good schools to increase property values. Economically, is this what people want or need. Until the town land use plan study is complete, decisions shouldn't be made about this kind of development.

Councilmember Perryman asked if the current private schools in Mecklenburg County are so full, are there others looking to develop the same thing in this area. The Applicant responded that he is working with Marty McCarthy who has started 7 schools and with the non-profit group American Faith Alliance. While Weddington has top caliber public schools, there isn't anything like this. There are a number of people looking for this.

Councilmember Perryman stated that he would be looking for feedback from public involvement meetings and the traffic impact study. The Applicant responded that they are working on the TIA to be submitted with the rezoning application. He stated that he wanted to answer to the value of this school in the community: they are able to drive having choices available to be able to accommodate educational requirements for families.

Councilmember Howie asked if the applicant has built a school before. The Applicant responded that he hasn't. They are working with Cambridge Properties, but they are not involved in doing this for a profit. They are working to fund raise and are confident that if this is approved, they will raise the money necessary.

Councilmember Howie asked how much tuition would be. The Applicant stated that is not determined yet. They are confident with the fundraising and are recommending to approach financing conservatively.

Mayor Pro Tem Propst asked if the applicant was aware of the two schools across the street from the church and they are working to expand to 12 grades as well. The Applicant responded that they are looking to build a different school.

Mayor Horn called for a recess at 8:34 p.m.

Mayor Horn called the meeting back to order at 8:38 p.m.

12. Consent Agenda

- A. Approval of January 9, 2023 Town Council Meeting Minutes
- B. Authorize Tax Collector to Advertise 2022 Unpaid Real Property Taxes
- ** C. Amend the 2023 Town Council Regular Meeting Schedule to add location *Rolling Hills Country Club* address from 10 a.m. to 4 p.m. for Work Session meeting on February 28, 2023.
- D. Approval of Resolution R-2023-01 to NCDOT for Addition to State Maintained Secondary Road System Roads within the Atherton Subdivision.
- E. Approval of Resolutions R-2023-02 and R-2023-03 to Call for a Public Hearing on Annexation Petition 2023-01 Pursuant to NCGS 160A-31 and to Call for the Clerk to investigate the sufficiency of Annexation Petition 2023-01.

F. Approval of Water and Sewer Bond Release for Weddington Acres Subdivision in the amount of \$49,082.

G. Approval of Amendment to Contract to Audit Accounts

**** H. ~~Appoint Karen Dewey Town Manager and Assign Duties Pursuant to NCGS 160A-148.~~**

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

Vote: The motion passed with a unanimous vote.

13. Public Hearing

A. Text Amendment modifying Appendix 2, Submittal Requirements, of the Town of Weddington Unified Development Ordinance.

Mayor Horn opened the public hearing.

There were no comments

Councilmember Pruitt made a motion to close the public hearing.

The motion passed with a unanimous vote.

14. Old Business

A. Discussion and Possible Consideration of Town Council Rules of Procedure

Motion: Councilmember Perryman made a motion to approve the Town Council Rules of Procedure with the order of business to be organized at the staffs' discretion.

Vote: The motion passed with a unanimous vote.

15. New Business

A. Discussion and Consideration of Text Amendment modifying Appendix 2, Submittal Requirements, of the Town of Weddington Unified Development Ordinance

Mayor Horn asked if this text amendment has any impact to safety requirements. Mr. Tefft responded that it just simplifies the permitting process that homeowner won't have to spend money with specific requirements.

Mayor Pro Tem Propst asked if this is making it easier for the property owner. Mr. Tefft responded that it will be taking away unnecessary restrictions.

Motion: Councilmember Perryman made a motion to approve the Text Amendment modifying Appendix 2, Submittal Requirements, of the Town of Weddington Unified Development Ordinance as presented

Vote: The motion passed with a unanimous vote.

Motion: Councilmember Pruitt made a motion to accept the Land Use Plan Consistency Statement as presented:

The proposed amendments to the Unified Development Ordinance are found to be generally consistent with the adopted Land Use Plan (Plan). However, while these amendments do not further any specific Goal or Policy of the Plan, they also do not act contrary to any specific Goal or Policy of the Plan, nor would they prevent the

administration and implementation of the Plan or preclude the fulfilment of the community vision as set forth in the Plan. Additionally, the proposed amendments are found to be reasonable in that they continue to improve upon the organization of existing ordinances and provide additional clarity for staff, appointed and elected officials, and residents.

Vote: The motion passed with a unanimous vote.

16. Updates from Town Planner and Town Administrator

Mr. Tefft gave the planning update: No application has been submitted for the Multi-Unit Assisted Housing with Services at 6424 Antioch Court. The Union County Urban Forester has prepared a 2023 Land Cover Report for Weddington. If Council would like a presentation, that can be scheduled. Council saw a presentation by Liberty Classical Academy, no application has been submitted. Council also saw a presenting for an event venue at John Walker Matthews House. No application has been submitted. There is a 12-lot conventional subdivision application off Ennis Road that may be submitted within the next few weeks.

Ms. Dewey gave the update: Staff received a petition for a referendum on the charter change ordinance that was approved at the January meeting. Once staff receives the certified petition from the County Board of Elections, a resolution asking for the referendum to be on the ballot in November will be brought to Council. Also, staff is working on the agenda for the work session, if Council has anything to add for discussion, please let me know.

17. Code Enforcement Report

Staff has met with the Code Enforcement Office and is working on penalty letters for properties that are not in compliance with the code.

18. Update from Finance Officer and Tax Collector

Ms. Gaylord presented the finance update: Trash payment collection is over 60%. Staff is working on resending bills that were returned to town hall with an extended due date. Ms. Craven gave the audit report and mentioned financial performance, but as the town was late in submitting the audit report to the LGC because of miscommunications, a letter will be sent explaining why it was late. A timeline for next year has been established.

19. Transportation Report

No transportation report. CRTPO meeting is next week.

20. Council Comments

Councilmember Perryman: I thank everybody for being here. We had a full agenda with a lot of good information. I strongly urge if you have an interest in what the county is doing, come to the

WUMA meeting on February 23rd at 4:00 p.m. The Interim County Manager and 2 County Commissioners are expected to be there.

Councilmember Pruitt: Thank you for coming out. Thank you to staff for your diligence on putting everything together.

Mayor Pro Tem Propst: Thank you everybody for coming out and thank you staff for all you do. Thank you to our attorney for keeping us straight and I appreciate Council and all that you all do.

Councilmember Howie: Thank you for coming out, thanks to staff, and thanks to whichever organization did litter pick up. It is greatly appreciated.

21. Enter into Closed Session pursuant to NCGS 143-318.11 (a)(3) to consult with attorney on matters protected by the attorney-client privilege relating to Providence Volunteer Fire Department versus Town of Weddington.

Motion: Councilmember Pruitt made a motion to enter into closed session pursuant to NCGS 143-318.11 (a)(3) to consult with attorney on matters protected by the attorney-client privilege relating to Providence Volunteer Fire Department versus Town of Weddington.

Vote: The motion passed with a unanimous vote.

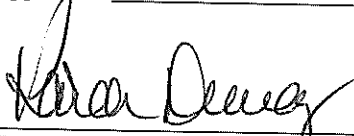
The Council entered closed session at 8:50 p.m. Mayor Horn called the meeting back to order at 9:46 p.m.

22. Adjournment

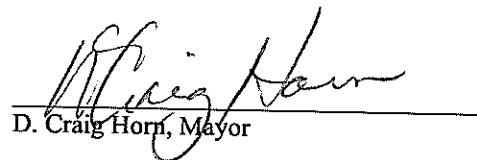
Motion: Mayor Pro Tem Prost made a motion to adjourn the February 13, 2023 Regular Town Council Meeting at 9:46 p.m.

Vote: The motion passed with a unanimous vote.

Approved: March 13, 2023



Karen Dewey, Town Administrator/Clerk


D. Craig Horn, Mayor



TOWN OF
WEDDINGTON

1924 Weddington Road • Weddington, North Carolina 28104

TO: Mayor and Town Council
FROM: Kim H. Woods, Tax Collector
DATE: February 13, 2023
SUBJECT: 2022 Authorization to Advertise

In accordance with North Carolina General Statute 105.369(a), the following represents the total of unpaid 2022 taxes that are liens on real property to date:

\$ 69,121.28

In accordance with General Statutes 105.369(a), I am hereby requesting authorization to advertise unpaid 2022 taxes that are liens on real property.

State of North Carolina
Town of Weddington
To the Tax Collector of the Town of Weddington


The Town of Weddington Tax Collector is ordered to advertise all unpaid 2022 taxes that are liens on real property, pursuant to North Carolina General Statute 105-369(a), -369(c).

Witness my hand and official seal this 13th day of February 2023.



Craig Horn, Mayor

Attest:



Karen Dewey, Town Clerk



**NORTH CAROLINA STATE DEPARTMENT OF TRANSPORTATION
REQUEST FOR ADDITION TO STATE MAINTAINED SECONDARY ROAD SYSTEM
TOWN OF WEDDINGTON, NORTH CAROLINA**

R-2023-01

North Carolina

County of Union

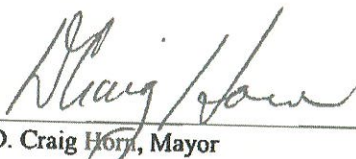
Road Descriptions: Blue Pumpkin Lane, Farmer Mill Lane, Pumpkin Seed Court, Red Winter Court, Summer Harvest Drive, Squash Harvest Court, Tomato Vine Lane, Wheatberry Hill Drive, and Winter Wheat Court in the Atherton Estates Subdivision in the Town of Weddington in Union County, North Carolina

WHEREAS, the attached petition has been filed with the Town Council of the Town of Weddington, Union County, requesting that the above described roads, the location of which has been indicated on the attached maps, be added to the Secondary Road System; and,


WHEREAS, the Town of Weddington is of the opinion that the above described roads should be added to the Secondary Road System, if the roads meet minimum standards and criteria established by the Division of Highways of the Department of Transportation for the addition of roads to the System.

NOW, THEREFORE, be it resolved by the Town of Weddington of the County of Union that the Division of Highways is hereby requested to review the above-described roads, and to take over the roads for maintenance if they meet established standards and criteria.

Adopted this 13th day of February 2023.


D. Craig Horn, Mayor

Attest:


Karen Dewey, Town Administrator/Clerk





**Resolution Fixing Date of Public Hearing on
Annexation Petition 2023-01 Pursuant to G.S. 160A-31
R.2023-02**

WHEREAS, a petition requesting annexation of an area described herein has been received; and

WHEREAS, the Town Council of the Town of Weddington, NC has by resolution directed the Town Administrator/Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Administrator/Clerk as to the sufficiency of the petition has been made;

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

Section 1: A public hearing on the question of annexation of the area described herein will be held at the Weddington Town Hall at 1924 Weddington Road on March 13, 2023 at 7:00 p.m..

Section 2: The area proposed for annexation is described as follows: Tax Parcel Numbers M7150010 and F7150010 containing approximately 8.3 acres located on Forest Lawn Drive

Section 3: Notice of the public hearing shall be published in the Charlotte Observer, a newspaper having general circulation in the Town of Weddington, NC at least ten (10) days prior to the date of the public hearing.

Duly adopted this 13th day of February 2023.


D. Craig Horn Mayor

ATTEST:


Karen Dewey Town Administrator/Clerk





Resolution Directing the Clerk to Investigate
Annexation Petition 2023-03

WHEREAS, a petition requesting annexation of an area described in said petition was received on February 8, 2023 by the Town of Weddington; and

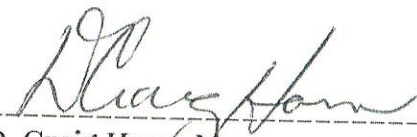
WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of Weddington, NC deems it advisable to proceed in response to this request for annexation;


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

The Town Administrator/Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Town Council the results of her investigation.

Duly adopted this 13th day of February 2023.


D. Craig Horn, Mayor

ATTEST:


Karen Dewey, Town Administrator/Clerk



REFERENDUM PETITION OF REGISTERED VOTERS OF TOWN OF WEDDINGTON

TO: Town of Weddington, North Carolina
Union County NC Board of Elections

DATE: February 13, 2023

RE: Petition For Referendum

In accordance with N.C.G.S. 160A-103, petitioners hereby present their signatures, on forms included with this cover, to require the Weddington Town Council to submit to a referendum its ordinance "Amending the Charter of the Town of Weddington to Change Form of Government to Council-Manager," as adopted on January 9, 2023 by a 3-2 vote, and as later published on or about January 15, 2023, specifically styled as Weddington Ordinance O-2023-01.

As stated in N.C.G.S. 160A-103, "[a] referendum petition must be filed with the city clerk not later than 30 days after publication of the notice of adoption of the ordinance." This petition for referendum is being filed on February 13, 2023, which is twenty-nine (29) days after publication. It is possible that additional signatures requesting a referendum under the statute have been filed with the clerk individually or under separate cover. It is also possible that additional signatures requesting the same action will be submitted after this date but before the statutory deadline. Any such signatures are hereby incorporated, and should be legally considered a part of, this petition for referendum.

This referendum petition includes original signatures representing a number equal to or more than "10 percent of the whole number of voters who are registered to vote in city elections." As specified in the statute, the petition is being filed with the city clerk of the Town of Weddington. Because we understand that the Union County Board of Elections will be tasked with verifying that the signatories are registered voters of the Town, we are as a courtesy providing a complete set of copies to the Board of Elections.

As explained herein, we believe that we have met every requirement of state law to require the Town to submit the named ordinance to a referendum. If we have failed to comply with any procedural requirement, we respectfully request that the Town notify us as soon as possible and allow a correction.

Whereas	Primary Government Unit TOWN OF WEDDINGTON
and	Discretely Presented Component Unit (DPCU) (if applicable)
and	Auditor Ann R. Craven, CPA, PLLC

entered into a contract in which the Auditor agreed to audit the accounts of the Primary Government Unit and DPCU (if applicable)

for	Fiscal Year Ending 06/30/22	and originally to be submitted to the LGC on	Date 12/01/22
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hereby agree that it is now necessary that the contract be modified as follows.

<input checked="" type="checkbox"/> Modification to date submitted to LGC	Original date 12/01/22	Modified date 12/10/22
<input type="checkbox"/> Modification to fee	Original fee	Modified fee

Primary Other
(choose 1)(choose 0-2)

Reason(s) for Contract Amendment

- | | | |
|----------------------------------|--------------------------|--|
| <input type="radio"/> | <input type="checkbox"/> | Change in scope |
| <input type="radio"/> | <input type="checkbox"/> | Issue with unit staff/turnover |
| <input type="radio"/> | <input type="checkbox"/> | Issue with auditor staff/workload |
| <input type="radio"/> | <input type="checkbox"/> | Third-party financial statements not prepared by agreed-upon date |
| <input type="radio"/> | <input type="checkbox"/> | Unit did not have bank reconciliations complete for the audit period |
| <input type="radio"/> | <input type="checkbox"/> | Unit did not have reconciliations between subsidiary ledgers and general ledger complete |
| <input type="radio"/> | <input type="checkbox"/> | Unit did not post previous years adjusting journal entries resulting in incorrect beginning balances in the general ledger |
| <input type="radio"/> | <input type="checkbox"/> | Unit did not have information required for audit complete by the agreed-upon time |
| <input type="radio"/> | <input type="checkbox"/> | Delay in component unit reports |
| <input type="radio"/> | <input type="checkbox"/> | Software - implementation issue |
| <input type="radio"/> | <input type="checkbox"/> | Software - system failure |
| <input type="radio"/> | <input type="checkbox"/> | Software - ransomware/cyberattack |
| <input type="radio"/> | <input type="checkbox"/> | Natural or other disaster |
| <input checked="" type="radio"/> | <input type="checkbox"/> | Other (please explain) - Miscommunication between auditor and unit (see below) |

Plan to Prevent Future Late Submissions

If the amendment is submitted to modify the date the audit will be submitted to the LGC, please indicate the steps the unit and auditor will take to prevent late filing of audits in subsequent years. Audits are due to the LGC four months after fiscal year end. Indicate NA if this is an amendment due to a change in cost only.

The Town and the Auditor have instituted procedures which include recurring due dates of audit reports on each of their calendars.

Additional Information

Please provide any additional explanation or details regarding the contract modification.

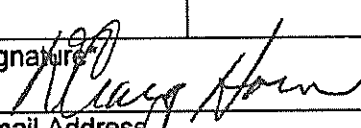
There was a miscommunication related to the due date of the submission of the audit report and whether all fieldwork had been completed.

By their signatures on the following pages, the Auditor, the Primary Government Unit, and the DPCU (if applicable), agree to these modified terms.

SIGNATURE PAGE**AUDIT FIRM**

Audit Firm* Ann R. Craven, CPA, PLLC	
Authorized Firm Representative* (typed or printed) Ann R. Craven	Signature*
Date*	Email Address ann@acravencpa.com

GOVERNMENTAL UNIT

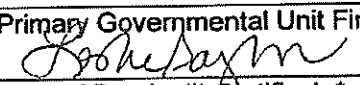
Governmental Unit* TOWN OF WEDDINGTON	
Date Primary Government Unit Governing Board Approved Amended Audit Contract* (If required by governing board policy)	
Mayor/Chairperson* (typed or printed) Craig Horn/Mayor	Signature* 
Date 2/23/23	Email Address chorn@townofweddington.com

Chair of Audit Committee (typed or printed, or "NA") NA	Signature
Date	Email Address

GOVERNMENTAL UNIT – PRE-AUDIT CERTIFICATE
ONLY REQUIRED IF FEES ARE MODIFIED IN THE AMENDED CONTRACT
(Pre-audit certificate not required for hospitals)

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

Primary Governmental Unit Finance Officer* 	Signature* Leslie Gaylord
Date of Pre-Audit Certificate* 12/4/22	Email Address* lgaylord@townofweddington.com

SIGNATURE PAGE – DPCU
(complete only if applicable)

DISCRETELY PRESENTED COMPONENT UNIT

DPCU	
Date DPCU Governing Board Approved Amended Audit Contract (If required by governing board policy)	
DPCU Chairperson (typed or printed)	Signature
Date	Email Address

Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

DPCU – PRE-AUDIT CERTIFICATE
ONLY REQUIRED IF FEES ARE MODIFIED IN THE AMENDED CONTRACT
(Pre-audit certificate not required for hospitals)

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

DPCU Finance Officer (typed or printed)	Signature
Date of Pre-Audit Certificate	Email Address