



**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, JANUARY 8, 2024 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104  
AGENDA**

1. Call Meeting 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. Presentation from Fire Chief Steven McLendon, Wesley Chapel Fire Department
8. Presentation from Chief Deputy Tony Underwood, UCSO
9. Public Comments
10. Public Safety Report
11. Consent Agenda
  - A. Approval of December 11, 2023 Regular Town Council Meeting Minutes
  - B. Approval of FY 2024 Budget Amendment
12. Old Business
13. New Business
  - A. Discussion of Text Amendments
    - i. RCD minimum lot size
    - ii. Stormwater
  - B. Discussion of Amendment to UCSO Contract
  - C. Discussion of Amendment to Annexation agreement with Village of Marvin
  - D. Discussion of Ethics Agreement and Code of Conduct for all appointed Board Members
  - E. Discussion of dates for Council Retreat
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

# Agenda Item 9. Public Safety Report



## Weddington

### 12/2023

UCR Code	Description	Date of Report	Incident ID	
<b>11B</b>				
11B	SEXUAL BATTERY	12/1/23	202309188	
11B	SEXUAL BATTERY	12/8/23	202309425	
			Total:	2
<b>13B</b>				
13B	SIMPLE ASSAULT	12/1/23	202309197	
13B	SIMPLE ASSAULT	12/4/23	202309273	
13B	SIMPLE ASSAULT	12/6/23	202309340	
13B	SIMPLE AFFRAY	12/7/23	202309384	
13B	SIMPLE ASSAULT	12/11/23	202309501	
			Total:	5
<b>13C</b>				
13C	COMMUNICATING THREATS	12/1/23	202309185	
			Total:	1
<b>23H</b>				
23H	LARCENY-MISDEMEANOR	12/2/23	202309214	
23H	LARCENY-MISDEMEANOR	12/2/23	202309225	
23H	LARCENY-MISDEMEANOR	12/2/23	202309229	
23H	LARCENY-MISDEMEANOR	12/2/23	202309231	
23H	LARCENY-MISDEMEANOR	12/2/23	202309234	
			Total:	5
<b>240</b>				
240	MOTOR VEHICLE THEFT	12/2/23	202309238	
			Total:	1
<b>26A</b>				
26A	OBTAINING PROPERTY BY FALSE PRETENSES	12/4/23	202309288	
26A	FRAUD-CREDIT CARD	12/14/23	202309601	
			Total:	2
<b>290</b>				
290	INJURY TO REAL PROPERTY	12/31/23	202309974	
			Total:	1
<b>520</b>				
520	POSSESS WEAPON ON SCHOOL PROPERTY	12/15/23	202309625	
			Total:	1
<b>90D</b>				
90D	DRIVING WHILE IMPAIRED	12/30/23	202309959	
			Total:	1
<b>90F</b>				

**Weddington**

**12/2023**

UCR Code	Description	Date of Report	Incident ID	
90F	STALKING	12/8/23	202309425	
			Total:	<b>1</b>
<b>999</b>				
999	DEATH INVESTIGATION	12/2/23	202309237	
999	ANIMAL CALL	12/2/23	202309244	
999	ACCIDENT NO VISIBLE INJURY	12/5/23	202309297	
999	ACCIDENT POSSIBLE INJURY	12/5/23	202309317	
999	ACCIDENT NO VISIBLE INJURY	12/6/23	202309363	
999	ANIMAL CALL	12/7/23	202309377	
999	ACCIDENT NO VISIBLE INJURY	12/10/23	202309461	
999	ANIMAL CALL BITE	12/19/23	202309710	
999	ACCIDENT NO VISIBLE INJURY	12/19/23	202309712	
999	ACCIDENT NO VISIBLE INJURY	12/22/23	202309805	
999	ANIMAL CALL	12/23/23	202309834	
999	ACCIDENT NO VISIBLE INJURY	12/26/23	202309868	
999	ACCIDENT NO VISIBLE INJURY	12/27/23	202309888	
999	DRIVE LEFT OF CENTER	12/30/23	202309959	
			Total:	<b>14</b>

Monthly Crime Total **34**

# Agenda Item 11.A.



**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, DECEMBER 11, 2023 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
PAGE 1 OF 7**

## 1. Open the Meeting

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

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

Visitors: Bill Deter, Danny Ellis, Anne Ellis, Jim Drost, Chris Drost, Scott Ladner, Gayle Butler, Harry Chilcot, Steve Fellmeth, Ellen Fellmeth, Gordon Howard, Liz Holtey, Debbie Moffat, Samantha Donn, Bonnie Fisher, Janet Hall, Mark Horoschak, Joyce Plyler, Gina Ryals, Frank Gallo, Kristin Nicholson, Kenny Drakken, Walt Hogan, Dean Garber, Rusty Setzer, Tom Waters, Curtis McDonald, Tamara McDonald, Jack Braman, Melissa Emerine, Peter Ballea, Elaina Wolfe

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

Staff requested to add item 12. Proclamation Honoring the Weddington High School Football Team.

**Motion:** Councilmember Pruitt 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.

Mayor Pro Tem Propst recused herself from item 10. *Discussion and Consideration of Conditional Zoning Application by Toll Brothers, Inc. requesting Conditional Zoning approval for the Luna Development, an 18-lot conventional subdivision generally located at 5932 Weddington–Matthews Road*

## 6. Mayor/Councilmember Reports

Mayor Pro Tem Propst reported on the Town Holiday Tree Lighting. It was the biggest crowd in attendance. She stated her appreciation for the MCJROTC unit at Weddington High School and all the volunteers for their help with set up, stage management, and clean up.

Councilmember Perryman reported on the upcoming January WUMA meeting. It will be held on January 25, 2024 in Marvin. The County Manager, Brian Matthews will be in attendance to give a county updated.

Mayor Horn reported on the Rea Road Extension and the settlement agreement with the Providence Volunteer Fire Department.

## 7. Public Comments

Bill Deter- 401 Havenchase Way: Mr. Deter commented on a left-hand turn lane into the proposed Luna subdivision. He stated his concern that the proposal is for 18 homes, but it will be connected to 100 more homes via Delaney Drive. Mr. Deter asked that the Council consider that this is a safety issue rather than a transportation issue when deliberating on the proposed subdivision.

Dean Garber-1237 Bromley Drive: Mr. Garber commented on the Luna subdivision stormwater management. He urged Council to consider tabling the vote to make sure there is a plan in place to ensure no water comes through the Bromley Lake.

Chris Drost- 1203 Delaney Drive: Ms. Drost commented on damage to lakes and streams in because of the proposed subdivision.

Melissa Emerine – 953 Eagle Road: Ms. Emerine commented on a community meeting for a Toll proposed project on the Deal property. She asked that an in-person meeting be considered.

## 8. Public Safety Report

Deputy Wrenn gave the Public Safety Report. He reported that 14 vehicles were stopped on Providence Road between 9 and 11 a.m. last Thursday and none were local residents. He reminded residents to not send cash in the mail as larcenies are up. If there are any questions or issues, all the deputies contact information is on the website or just reach out to the UCSO.

## 9. Consent Agenda

**A. Approval of November 13, 2023 Regular Town Council Meeting Minutes**

**B. Approval of the Amendment to Contract to Audit Accounts**

**Motion:** Mayor Pro Tem Propst made a motion to approve the Consent Agenda as presented.

**Vote:** The motion passed with a unanimous vote.

## 10. Old Business

**A. Discussion and Consideration of Conditional Zoning Application by Toll Brothers, Inc. requesting Conditional Zoning approval for the Luna Development, an 18-lot conventional subdivision generally located at 5932 Weddington–Matthews Road**

Ms. Wolter explained that with a conditional zoning approval, the Council will pass an ordinance that will zone the property in question. That ordinance will include all the development requirements and standards that the Council and Applicant have agreed to. These requirements can include the UDO requirements as well as agreed enhancements.

Mr. Tefft gave the staff report:

At its meeting of November 13, 2023, the Town Council held a public hearing, as well as held discussions with the applicant regarding the development proposal. Most of the comments and discussions centered on stormwater and traffic concerns that the development would have on the adjacent neighborhood (Bromley). The Town Council unanimously voted to defer consideration of the request to its December meeting so that appropriate conditions may be developed.

Additionally, the following has been provided by the Town's Engineer, Bonnie Fisher/ LaBella Associates, regarding the proposal:

*The conceptual plan indicates that a proposed outfall pipe from BMP #2 will connect directly to an existing pipe located within a storm drainage easement (SDE) along the property line between 1316 Delaney Drive and 1400 Delaney Drive in the Bromley subdivision. A direct connection would eliminate an open ditch condition between the stormwater pond and the two downstream lots. We recommend that during the construction drawing development, the applicant evaluate the feasibility of this direct connection to the storm system downstream of BMP #2. This connection will require the cooperation of the two affected property owners. If they do not want to allow changes to their property, then the storm pond would drain to the existing ditch in its current condition.*

*The Stormwater Concept Plan submitted 9/11/23 (sheet attached) includes reference to the Town design standards for detention up to the 100-year storm event per ordinance.*

*The plan also indicates that stormwater quality permits will be obtained through NCDEQ.*

*The construction drawings phase will require detailed calculations and stormwater design after approval of the rezoning application. Final construction documents will not be recommended for approval until all conditions of the Town's Stormwater Management Ordinance are met.*

The development proposal does not include any changes to the Development Standards already set forth in the Unified Development Ordinance (UDO). The development shall be governed by this Plan and all applicable requirements of the UDO.

Mr. Tefft reviewed the Development Standards to be approved by the applicant:

1. **Development Standards.** *Development of the Property does not include any changes to the Development Standards already set forth in the Unified Development Ordinance (UDO) The development will be governed by these development standards, all submittals presented to the Town Board in support of this application, and the applicable provisions of the Town of Weddington Unified Development Ordinance in place on the Filing Date.*
2. **Applicability of Other Regulations.** *The Rezoning Plan shall comply with the current version of applicable non-Unified Development Ordinance at the time of individual permit submission unless otherwise specified under state or federal law, including G.S. 160D-108: Permit Choice and Vested Rights. Examples of these codes may include, but are not limited to, building codes, fire codes, and/or codes or regulations administered by outside agencies.*
3. **Schematic Nature of Rezoning Plan.** *The Rezoning Plan shows the general location of all structures and exact locations of structures may be altered or modified during design, engineering, and construction phases of the development so long as the minimum Ordinance standards are met, and such alterations or modifications are materially in keeping with the Rezoning Plan.*
4. **Access and Transportation.**
  - a. *All roadway improvements and construction within the subdivision will be subject to the standards and criteria of the Town of Weddington and/or NCDOT standards for road construction.*
  - b. *Applicant agrees that the connection to Delaney Drive shall remain closed until such time that the construction of all homes has been completed.*
5. **Environmental Features and Open Space.** *The site shall comply with the minimum Open Space and Tree Save requirements as set forth in D-917A (p) and (q) of the Weddington Unified Development Ordinance. Required stream and wetland buffers may count toward open space.*
6. **Stormwater Management.** *Applicant shall meet all requirements for storm water management as required by the Weddington Unified Development Ordinance and as required by town engineers.*
  - a. *The feasibility of a direct connection from BMP #2 outlet to an existing storm drainage pipe and easement located along the property line between 1316 Delaney Drive and 1400 Delaney Drive will be evaluated. If a direct connection option is acceptable to the offsite property owners, the applicant will be required to obtain field survey, perform designs, and acquire permanent or temporary easements needed to construct the offsite improvements.*

- b. *The downstream stormwater management system from the proposed BMP #2 will be analyzed during the construction plan phase to ensure that the existing system can handle the additional flow.*
- c. *The storm drainage will be conveyed via channels and a storm pipe system to the proposed BMPs. Both the swales and the drainage system will be designed for the 100-year runoff.*
- d. *Provide a Performance Bond sufficient to handle the mitigation of any issues that may reasonably arise regarding the existing stormwater pond in the Bromley subdivision because of the construction of the Luna subdivision. The Performance Bond shall remain until such time that construction activities within the Luna subdivision and all 18 lots have been completed.*

7. **Architectural Standards:**

- a. *The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, cementitious fiber shake, stucco, decorative block and/or wood.*
- b. *Vinyl or Aluminum shall not be used as a primary siding material however it may be used on windows, soffits, fascia, and/or similar roof overhang elements, handrails/railings, and/or other miscellaneous trim elements*
- c. *The proposed roofing materials will be architectural shingles, slate, tile and/or metal.*

8. **Permitted Uses.** *Permitted uses for this site include all uses permitted in the R-CD and R-40 districts. This site may be developed with up to eighteen (18) single-family residential units.*

Councilmember Perryman asked if the stormwater requirement will be for the 100-year flood. Mr. Tefft confirmed.

Councilmember Perryman asked Mr. Tefft to confirm that there is no requirement for a turn lane off Weddington Matthews Road because of the size of the development.

Ms. Wolter explained that the town ordinance states that there are certain levels of development that will trigger a traffic impact analysis. This development doesn't hit that level.

Mayor Horn asked who sets the amount of the bond and how long it's held. Mr. Tefft responded that the bond is based on the cost to develop those stormwater improvements. The town engineers will review and confirm that it is a legitimate number. The length of time depends on how long development takes and the final approval of the stormwater infrastructure.

Councilmember Pruitt commented that her obligation to the town, the residents, the applicant, as well as land own is to make sure this project abides by the Land Use Plan and UDO. Council cannot consider projects on their emotions, or on available infrastructure or impact on schools when considering projects.

**Motion:** Councilmember Pruitt made a motion to approve the Conditional Zoning Application by Toll Brothers requesting Conditional Zoning approval for the Luna Development, an 18-lot conventional subdivision generally located at 5932 Weddington–Matthews Road.

**Vote:** The motion passed with a unanimous vote.

Land Use Plan Consistency Statement: *While the development proposal can be found to be generally consistent with the adopted Land Use Plan, there are Goals and Policies for which compliance cannot be determined at the present time based upon the level of plans required to be submitted for this phase of development. Nonetheless, positive findings can be made in support of this development proposal.*

**Motion:** Councilmember Perryman made a motion to approve the Land Use Plan Consistency Statement as presented.

**Vote:** The motion passed with a unanimous vote.

**11. Acceptance of the Union County Board of Elections Official Results for the Municipal Election November 7, 2023**

**Motion:** Councilmember Perryman made a motion to accept the Union County Board of Elections Official Results for the November 7, 2023 Municipal Election

**Vote:** The motion passed with a unanimous vote.

**12. Proclamation honoring the Weddington High School Football Team**

**13. Special Recognition**

**A. District 2 Councilmember Anne Pruitt**

**B. Mayor Pro Tem/District 4 Councilmember Janice Propst**

**C. Mayor Craig Horn**

Councilmember Howie expressed gratitude to outgoing councilmembers.

Councilmember Perryman recognized the outgoing councilmembers.

Mayor Horn thanked the Council and the residents for the opportunity to serve the community.

Mayor Pro Tem Propst thanked her family, the staff, fellow councilmembers and the residents. She wished success to the new councilmembers

Councilmember Pruitt thanked the Council and the residents.

**14. Oath of Office**

**A. Oath of Office for Mayor, Jim Bell**

Mayor Horn administered the Oath of Office to Jim Bell.

**B. Oath of Office for District 2 Councilmember, Tom Smith**

NC Representative David Willis administered the Oath of Office to Thomas Smith.

**C. Oath of Office for District 4 Councilmember, Darcey Ladner**

Mayor Bell administered the Oath of Office to Darcey Ladner.

**15. Recess/Call to Order**

Mayor Bell called for a recess at 8:07 p.m.

Mayor Bell called the meeting back to order at 8:17 p.m. and gave welcoming comments.

**16. Determination of Quorum**

Quorum was determined with all councilmembers present: Mayor Jim Bell, Councilmembers Jeff Perryman, Brannon Howie, Tom Smith and Darcey Ladner

**17. Council Comments**

Councilmember Perryman: Congratulated the new councilmembers and offered to help with the transition.

Councilmember Smith: Thanked Mayor Horn for all his efforts and thanked everybody who worked on his campaign. He thanked his wife Paula and stated he is looking forward to working with staff and council.

Councilmember Ladner: Thanked the voters and stated she is looking forward to working with everybody.

Councilmember Howie: Congratulated the new councilmembers and stated she is happy to serve as a resource.

Mayor Bell: Thanked Anne and Janice and the work they've done in the community

**18. Consent Agenda**

**A. Adoption of the 2024 Council Regular Meeting Schedule**

**B. Adoption of the 2024 Town Hall Holiday Schedule**



- Motion:** Councilmember Howie made a motion to approve the Consent Agenda as presented.  
**Vote:** The motion passed with a unanimous vote.

## 19. Appointments

### A. Appointment of Mayor Pro Tempore

- Motion:** Councilmember Perryman made a motion to nominate Councilmember Tom Smith as Mayor Pro Tem  
**Vote:** The motion passed with a unanimous vote.

### B. Appointment of Delegate and Alternate to the CRTPO

- Motion:** Mayor Pro Tem Smith made a motion to appoint Mayor Jim Bell as delegate to the CRTPO and Councilmember Perryman as alternate to the CRTPO.  
**Vote:** The motion passed with a unanimous vote.

### C. Appointment of Council Members responsible for opening and reviewing bank statements

- Motion:** Councilmember Ladner made a motion to appoint Mayor Pro Tem Smith to reconcile bank statements and Councilmember Perryman to open bank statements.  
**Vote:** The motion passed with a unanimous vote.

### D. Appointment of Council Members as check signatory and back up signatory

- Motion:** Councilmember Perryman made a motion to appoint Mayor Bell as primary check signatory and Councilmember Ladner as back up signatory.

## 20. New Business

Mayor Pro Tem Smith asked about updating the signs to reflect the new championships. Ms. Dewey responded that staff is working with the Athletic Booster Club to update the signs.

## 21. Updates from Town Planner and Town Administrator

Mr. Tefft gave the planning update:

- **Liberty Classical Academy**
  - CZ for Private School
  - Planning Board: 7/24 (Tabled)
  - Traffic PIM: 8/22
  - Planning Board: TBD
- **Deal Lake**
  - 189-acre conservation subdivision
  - 06129109, 06126001, 06126017, 06126017B, 06126017C
  - Site Walk/ Charette: 11/28
- **Eagles Landing**
  - 25-acre conservation subdivision
  - 7400/7402 New Town Road
  - Site Walk/Charette: 12/14
- **Rea/ Providence**
  - Conventional subdivision, 56 lots
  - Sketch Plan submitted
- **Comprehensive Land Use Plan and Town Center Plan**
  - Planning Board: 11/27; 12/18
  - Town Council: 1/8/24

## 22. Code Enforcement Report

## 23. Update from Finance Officer and Tax Collector

Ms. Gaylord gave the financial update.

## 24. Transportation Report

Ms. Dewey stated that the Forest Lawn and Potter Road Roundabout Right of Way acquisition will be starting in early 2024.  
Mayor Bell stated that he attended the November CRTPO meeting.

## 25. Council Closing Comments

Reverend Patsy Sorrell, Associate Pastor at Weddington Methodist Church spoke on the relationship between the church and the town. She gave an prayer over the new Council and gave thanks for the outgoing councilmembers.

Councilmember Perryman thanked everybody for coming out. He wished everybody a Merry Christmas and Happy New Year and stated to take some time to spend time with family.

Mayor Pro Tem Smith thanked Mayor Horn and Janice Propst and Anne Pruitt for their service. He wished everybody a Merry Christmas and Happy New Year. He stated he looks forward to working with the staff and Council in the coming year.

Councilmember Ladner thanked Reverend Sorrell for her eloquent prayer. Merry Christmas.

Councilmember Howie thanked everybody for coming out, thanked Staff for their work through the transition, and Reverend Sorrell.

Mayor Bell thanked everybody and stated he is looking forward to working with everybody.

## 26. Adjournment

**Motion:** Mayor Pro Tem Smith made a motion to adjourn the December 11, 2023 Regular Council Meeting at 8:45 p.m.

**Vote:** The motion passed with a unanimous vote.

Approved: \_\_\_\_\_

\_\_\_\_\_  
Jim Bell, Mayor

\_\_\_\_\_  
Karen Dewey, Town Administrator/Clerk

# Agenda Item 11.B.

**TOWN OF WEDDINGTON  
AMENDED BUDGET  
FYE 6/30/2024**

<b>Tax Rate 4.5 cents</b>	<b>FY2024 PROPOSED BUDGET</b>	<b>BUDGET AMENDMENT</b>	<b>FY2024 AMENDED BUDGET</b>
<b>REVENUES</b>			
Ad Valorem Taxes	\$ 1,531,075		\$ 1,531,075
Solid Waste Revenues	\$ 1,125,000		\$ 1,125,000
State-Collected Revenues	\$ 1,140,000		\$ 1,140,000
Zoning and Subdivision Revenues	\$ 25,000		\$ 25,000
Other Revenues	\$ 90,000		\$ 90,000
<b>TOTAL REVENUES</b>	<b>\$ 3,911,075</b>		<b>\$ 3,911,075</b>
<b>EXPENDITURES</b>			
Administrative Expenditures	\$ 720,550		\$ 720,550
Planning and Zoning Expenditures	\$ 625,875		\$ 625,875
General Government Expenditures	\$ 2,930,900	750,000	\$ 3,680,900 [A]
<b>TOTAL EXPENDITURES</b>	<b>\$ 4,277,325</b>		<b>\$ 5,027,325</b>
			\$ -
Transfer from ARPA Special Revenue Fund	\$ 366,250		\$ 366,250
Appropriation from Fund Balance			\$ 750,000 [A]

**[A] PROVIDENCE VOLUNTEER FIRE DEPARTMENT LITIGATION SETTLEMENT**

# Agenda Item 13.B.

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**TO:** Town Council

**FROM:** Karen Dewey, Town Administrator/Clerk

**DATE:** January 8, 2024

**SUBJECT:** Discussion of Amendment to Contract with Union County Sheriff's Office

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In November, Former Mayor Horn, Mayor Pro tem Propst, Mayor Elect Jim Bell, and Town Administrator Karen Dewey met with Union County Sheriff Eddie Cathey, Chief Deputy Tony Underwood, and Dr. Terry Moore, from Weddington Methodist Church to discuss the possibility of a cooperative agreement between the county, the town and the church to share the cost of an additional deputy. It was concluded that the best way to approach this would be to amend the current contract between the town and the Union County Sheriff's Office to add a deputy and the town would enter an agreement with the church to cover a percentage of the cost of the deputy to the town.

Staff requests direction from Council to move forward on a contract amendment with UCSO and drafting an agreement with Weddington Methodist Church.

# Agenda Item 13.C.



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**TO:** Town Council

**FROM:** Karen Dewey, Town Administrator/Clerk

**DATE:** January 8, 2024

**SUBJECT:** Amendment to Annexation Agreement with Village of Marvin

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The Town of Weddington entered into an annexation agreement with the Village of Marvin in December 2000 and amended the agreement May 14, 2001. The agreement was renewed in December 31, 2020 with some changes to the annexation areas.

State Statute §160A-58.23 allows two or more cities to enter into agreements in order to designate one or more areas which are not subject to annexation by any of the participating cities. The agreements shall be of reasonable duration, not to exceed 20 years, and shall be approved by ordinance of the governing board and executed by the mayor of each city and recorded in each participating municipality's minutes.

Marvin Staff has requested an amendment to the current agreement to change 8 parcels in the Weddington annexation area to be designated in the Marvin annexation area. The parcels are located at the New Town Road and Providence Road Intersection and on Crane Road. Maps are attached.

Marvin Village Council has called for a public hearing to discuss and consider amending the annexation agreement to be held on Tuesday, January 9, 2024

Staff requires Council direction to amend the Annexation Agreement with the Village of Marvin.

Attachments:  
Annexation Agreement Map  
Map of requested parcels  
List of requested parcels

# Attachment 13.C.

## ANNEXATION AGREEMENT

ORDINANCE 2020-06

**WHEREAS**, the Town of Weddington and the Village of Marvin, duly incorporated municipalities under the laws of the State of North Carolina, desire to eliminate uncertainty among residents and property owners in unincorporated areas adjacent to the participating municipalities and also to improve planning by public and private interests in such areas; and

**WHEREAS**, Chapter 160 A, Article 4A, Part 6 of the General Statutes of North Carolina (hereinafter referred to as the "Act") authorizes municipalities to enter into binding agreements concerning future annexation in order to enhance orderly planning by such municipalities as well as residents and property owners in areas adjacent to such municipalities;

**NOW, THEREFORE, THE PARTICIPATING MUNICIPALITIES AGREE AS FOLLOWS:**

1. This Agreement is executed pursuant to the authority of the Act, codified as G.S. Chapter 160A, Article 4A, Part 6.
2. This Agreement shall be in effect until December 31, 2040.
3. The Village of Marvin may not annex the area described as the Town of Weddington Annexation Area on the attached map.
4. The Town of Weddington may not annex the area described as the Marvin Annexation Areas on the attached map.

**The attached map labeled "Marvin/Weddington Annexation Agreement Map" maps show the above-described areas and are incorporated herein by reference.**

5. The effective date of this Agreement shall be January 1, 2021 or the date of adoption of the approving ordinance by the last participating municipality to do so, whichever is later.
6. At least sixty (60) days before the adoption of any annexation ordinance, the participating municipality which is proposing any annexation in the area(s) subject to this Agreement shall give written notice to the other participating municipality of the proposed annexation. Such notice shall describe the area to be annexed by a legible map, clearly and accurately showing the boundaries of the area to be annexed in relation to the area described in this Agreement; roads, streams and any other prominent geographical features. Such notice shall not be effective for more than 180 days.
7. Any party may waive in writing, in its sole and absolute discretion, the notice requirements set out herein and the Act. Such waiver may only be made by the party's governing body. It is agreed that the Mayor of Weddington and the Mayor of Marvin are respectively authorized to execute waivers of said requirements, only

after such waiver has been approved by the governing board of their respective municipality. Any waiver shall only apply to the annexation described in said waiver. All written notices or waivers required by the terms of Paragraph 6 and 7 of this Agreement shall be sufficient if mailed certified mail, return receipt requested, to the Mayor of the municipality to whom such notice or waiver is directed.

8. This Agreement shall not be binding beyond three miles of the primary corporate limits of a participating municipality, unless approved by the Union County Board of Commissioners. Provided, however, that an area where this Agreement is not binding because of failure of the Board of County Commissioners to approve it, shall become subject to this Agreement if subsequent annexation brings it within three miles. The approval of a Board of County Commissioners shall be evidenced by a resolution adopted after a public hearing as provided in G.S 160A-58.24(c) and (e) and 160A-31(c).
9. A participating municipality may withdraw from this Agreement by repealing the ordinance which approved this Agreement and providing 120- day written notice to the other participating municipality. Upon the expiration of the 120-day period, this Agreement shall terminate.
10. From and after the effective date of this Agreement, neither the Town of Weddington nor the Village of Marvin may adopt a voluntary or involuntary annexation ordinance as to all or any portion of an area in violation of this Agreement.
11. This Annexation Agreement does not impact or affect any annexation petitions now pending with either party. Each party is hereby authorized to proceed with such action, as it deems appropriate pertaining to such pending annexation petitions independent of the provisions of this Agreement. Except as recited above, from and after the effective date of this Agreement, neither the Town of Weddington, nor the Village of Marvin may adopt a voluntary or involuntary annexation ordinance as to all or any portion of an area in violation of this Agreement.
12. This Agreement may be modified by a subsequent agreement entered into by the participating municipalities. Any subsequent agreement shall be approved by ordinance after public hearings as provided in G.S. 160A-31 (c).
13. Nothing in this Agreement shall be construed to authorize the annexation of any area that is not otherwise subject to annexation under applicable law.
14. This writing contains the entire agreement between the participating municipalities.

**IN WITNESS WHEREOF**, the mayors of the participating municipalities execute this Agreement, in duplicate, to become effective as provided in paragraph 5 above.

**TOWN OF WEDDINGTON**

ATTEST:

BY:

\_\_\_\_\_ Date

\_\_\_\_\_ Date

APPROVED AS TO FORM

\_\_\_\_\_ Date

**VILLAGE OF MARVIN**

ATTEST:

BY:

\_\_\_\_\_ Date

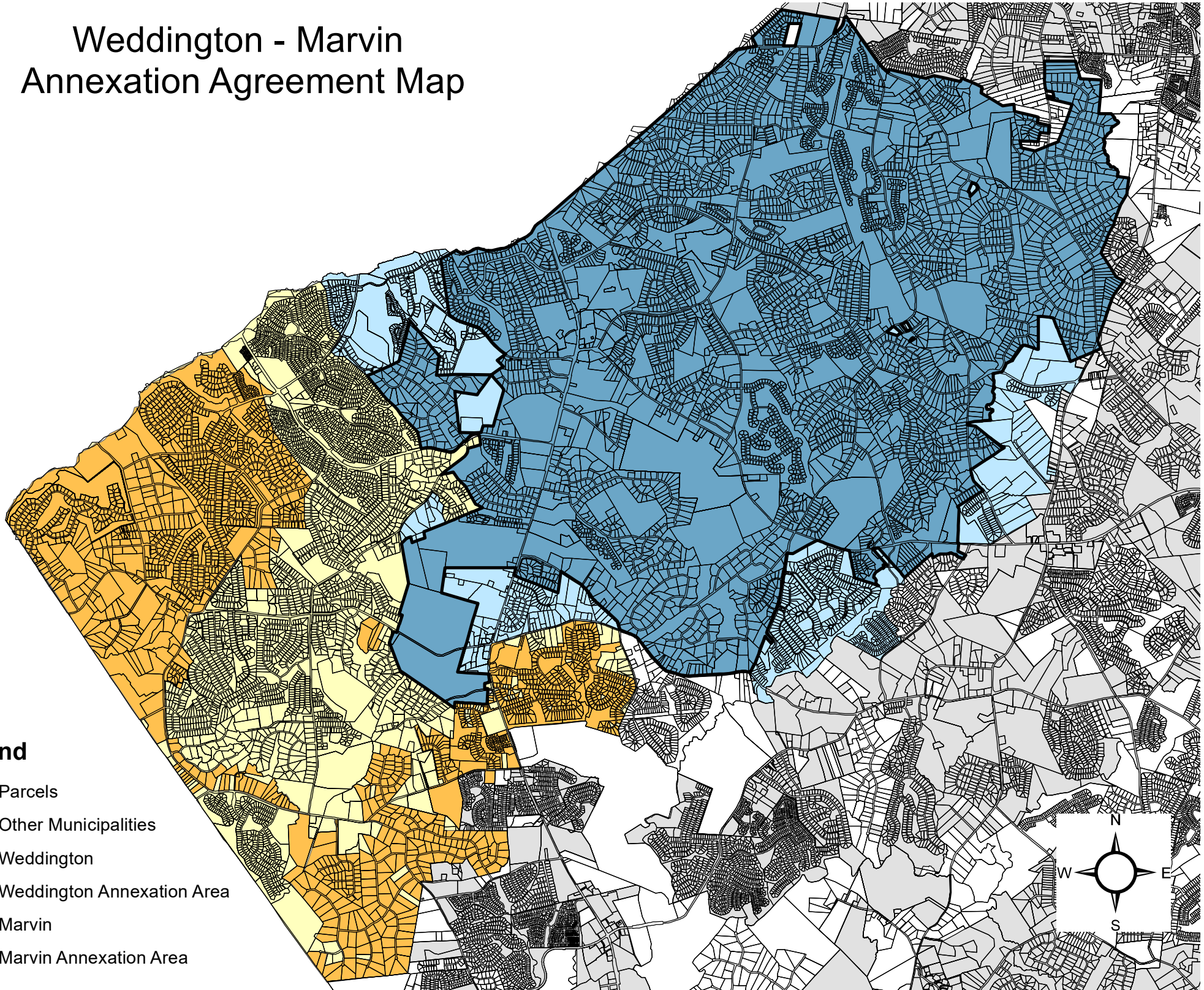
\_\_\_\_\_ Date

APPROVED AS TO FORM

\_\_\_\_\_ Date

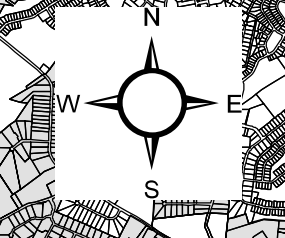


# Weddington - Marvin Annexation Agreement Map



## Legend

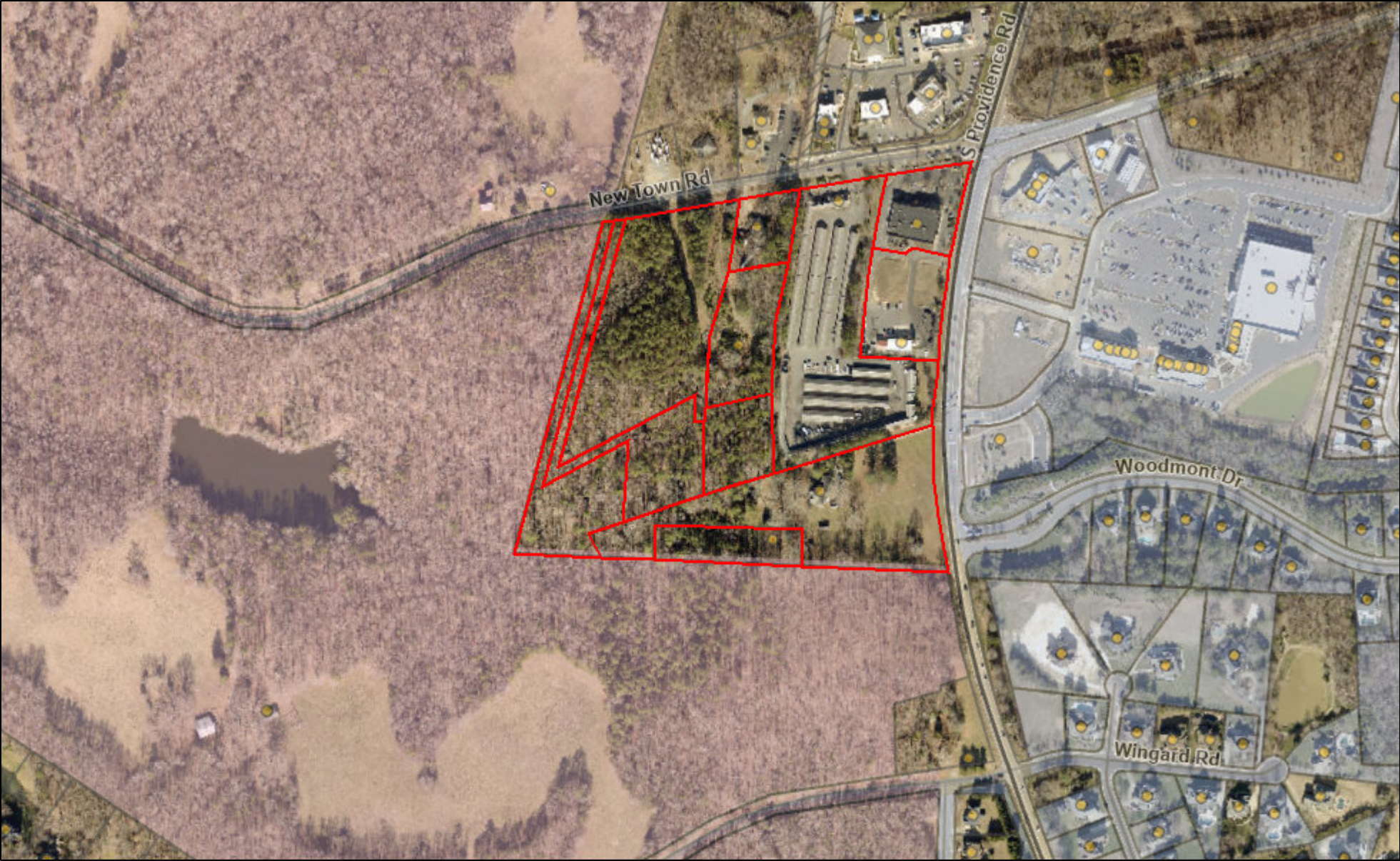
- Parcels
- Other Municipalities
- Weddington
- Weddington Annexation Area
- Marvin
- Marvin Annexation Area



# Attachment 13.C. Requested parcels

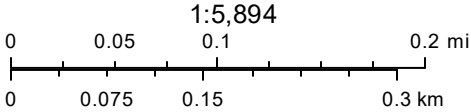
Parcel Number	Owner	Owner	Acreage	Situs Address	Description	Building Value	Land Value	Total Value	Year Built
06180001B	MARVIN AME ZION CHURCH		5.74	1525 CRANE RD	504-94 MINUS 6948-883	\$ 1,857,400.00	\$ 267,600.00	\$ 2,125,000.00	0
06183004A	MCGEE WILLIE EDWARD JR		1	8413 NEW TOWN RD	8413 NEW TOWN RD	\$ 140,800.00	\$ 98,000.00	\$ 238,800.00	1935
06183004B	MCGEE WILLIE EDWARD JR		2.13	8419 NEW TOWN RD	MCGEE	\$ 93,300.00	\$ 139,200.00	\$ 232,500.00	1999
06183004G	MSC WSB LLC		6.199	1620 S PROVIDENCE RD	#1 GHAZI PROPERTIES	\$ 1,968,600.00	\$ 1,405,900.00	\$ 3,374,500.00	0
06183004H	MCGEE WILLIE EDWARD JR		1.16	0 OFF NEWTOWN RD	HEMBY OFF NEWTOWN RD	\$ -	\$ 103,800.00	\$ 103,800.00	0
06183004J	MG-NC LLC		1.672	1610 PROVIDENCE RD	#2 GHAZI PROPERTIES NC 16 OPCJ814/OPCJ847	\$ 285,900.00	\$ 552,900.00	\$ 838,800.00	0
06183004K	OLIVES & RICE LLC		1	1602 PROVIDENCE RD	#3 GHAZI PROPERTIES OPCJ814/OPCJ847	\$ 1,516,600.00	\$ 650,000.00	\$ 2,166,600.00	0
6183015	MCGEE WILLIE EDWARD JR	MCGEE JOYCE P	5.45	1706 S PROVIDENCE RD	MCGEE 1706 PROVIDENCE RD S	\$ 166,300.00	\$ 257,200.00	\$ 423,500.00	1926
06183015A	MCGEE LULA H HEIRS		1	1708 S PROVIDENCE RD	MCGEE 1708 PROVIDENCE RD S	\$ 20,200.00	\$ 98,000.00	\$ 118,200.00	1981
6183023	MCGEE WILLIE EDWARD JR		5.59	0 NEW TOWN RD	HEMBY NEW TOWN RD	\$ -	\$ 262,200.00	\$ 262,200.00	0
6183024	MCGEE WILLIE EDWARD JR		2.21	0 NEW TOWN RD	TRACT#2 HEMBY NEW TOWN RD	\$ -	\$ 142,200.00	\$ 142,200.00	0
6183025	MCGEE WILLIE EDWARD JR		2.21	0 NEW TOWN RD	P/TRACT 3 OPCD580; 7280-399	\$ -	\$ 142,200.00	\$ 142,200.00	0

# GoMaps



December 6, 2023

- Address Points
- Parcels
- County
- Parcel Hooks
- Highways
- ▨ Parcel Encumbrances
- Roads



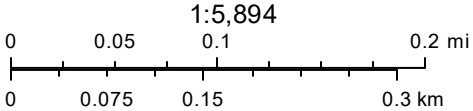
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

# GoMaps



December 6, 2023

- Address Points
- Parcels
- County
- Parcel Hooks
- Highways
- ▨ Parcel Encumbrances
- Roads



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

# Agenda Item 13.D.

## CODE OF ETHICS FOR TOWN OF WEDDINGTON ADVISORY BOARD MEMBERS

### A. Conflict of Interest

1. During advisory board meetings, a member shall immediately disclose any potential conflict of interest and request to be excused from voting when he or she has a conflict of interest as may be required by State law, Town Ordinance, Town Policy or Advisory Board by-laws.

2. In determining from existing facts and circumstances whether a conflict of interest exists the determining party shall consider the facts and circumstances as would an ordinary and reasonable person exercising prudence, discretion, intelligence, and due care.

### B. Gifts

1. An advisory board member shall not directly or indirectly ask, accept, demand, exact, solicit, seek, assign, receive, or agree to receive any gift or honorarium for the advisory board member, or for another person, in return for being influenced in the discharge of the advisory board member's official responsibilities.

2. This section shall not apply to gifts or awards authorized by Town of Weddington Policies, Resolutions, or Ordinances.

### C. Code of Ethics

Advisory board members should act with integrity and with independence from improper influence as they exercise the functions of their offices. Characteristics and behaviors that are consistent with this standard are:

- a. Adhering firmly to a code of sound values.
- b. Behaving consistently and with respect towards everyone with whom they interact.
- c. Exhibiting trustworthiness.
- d. Using their best independent judgment to pursue the common good as they see it, presenting their opinions to all in a reasonable, forthright, consistent manner.
- f. Remaining incorruptible, self-governing, and not subject to improper influence, while at the same time being able to consider the opinions and ideas of others.
- g. Disclosing contacts and information about issues that they receive outside of public meetings and refraining from seeking or receiving information about quasi-judicial matters outside of the quasi-judicial proceedings themselves.
- h. Treating other advisory boards and advisory board members and the public with respect and honoring the opinions of others even when they disagree.
- i. Being careful not to reach conclusions on issues until all sides have been heard.

j. Showing respect for their appointed office and not behaving in ways that reflect badly on the office, the advisory board, the Town of Weddington, or the Town of Weddington Council.

k. Recognizing that they are part of a larger group and acting accordingly. Respecting and supporting decisions of the Board even if their vote did not support the majority.

l. Recognizing that individual board members are not generally allowed to act on behalf of the board but may only do so if the board specifically so authorizes, and that the board must take official action as a body. Understanding that as advisors to the Town Council, they must address the Council as a body, not as an individual.

m. Being faithful in the performance of the duties of their offices.

n. Acting as especially responsible residents whom others can trust and respect.

o. Faithfully attending and preparing for meetings.

p. Carefully analyzing all credible information that is properly submitted to them, and when applicable, being mindful of the need not to engage in communications outside the meeting in quasi-judicial matters.

q. Being willing to bear their fair share of the board's workload.

r. To the extent appropriate, they should be willing to put the board's interests ahead of their own and shall avoid the appearance of a conflict of interest and shall, under no circumstances, use their position on any board for personal gain or profit.

Effective \_\_\_\_\_, 2024.

[SIGNATURE BLOCK FOR YOU AND MAYOR]



# Agenda Item 15.

Town of Weddington  
Code Enforcement Report  
Friday, January 5, 2024

**204 Alderney Ct, Waxhaw, North Carolina 28173**

Potential junk cars and nuisance vehicles

Code Section:

Status: Closed

Property Visit Date: 4/25/2023

Warning Letter Date:

Notes: 04/25/2023 - New Complaint Submitted

04/25/2023 - No evidence of a code violation

**8308 Potters Rd S, Monroe, North Carolina 28112**

utility building in front yard without a permit

Code Section:

Status: Open

Property Visit Date: 4/28/2022

Warning Letter Date:

Notes:

**4909 Beulah Church Rd, Matthews, North Carolina 28104**

Accumulation of debris and conducting business on residential property

Code Section: Sec. 34-131(1);Article 7 D-703 I. F.3.

Status: Closed

Property Visit Date: 8/16/2022

Warning Letter Date:

Notes: 07/20/2023 - Updated Complaint

**7200 Forest Ridge Rd, Weddington, North Carolina 28104**

non-residential activity (sawing) in residential district

Code Section:

Status: Open

Property Visit Date: 9/30/2022

Warning Letter Date: 9/15/2022

Notes:

**4915 Beulah Church Rd, Matthews, North Carolina 28104**

Outside storage and junk

Code Section:

Status: Open

Property Visit Date: 1/12/2022

Warning Letter Date:

Notes:



Town of Weddington  
Code Enforcement Report  
Friday, January 5, 2024

**7346 Cobble Creek Dr, Weddington, North Carolina 28104**

Property zoned R-30, unpermitted accessory structure

Code Section:

Status: Open

Property Visit Date: 12/14/2022

Warning Letter Date:

Notes: 11/04/2023 - Owner is working with the Town to address issues via a zoning application

05/18/2023 - Visited on 5/18. Confirmed accessory structures

05/18/2023 - Revisited to confirm presence of accessory structures

05/18/2023 - Updated Complaint

**3733 Huntington Dr, Matthews, North Carolina 28104**

Debris/junk in yard

Code Section: Sec. 34-133. - Junk removal

Status: Open

Property Visit Date: 1/18/2023

Warning Letter Date:

Notes: 04/11/2023 - New Complaint Submitted

04/11/2023 - New Complaint Submitted

**116 Maple Grove Church Rd, Matthews, North Carolina 28104**

Uninhabitable structure and not meeting minimal structure standards

Code Section: Article 7 D-703 I. F.3.

Status: Open

Property Visit Date: 1/18/2023

Warning Letter Date:

Notes: 04/11/2023 - New Complaint Submitted

04/11/2023 - Sec. 14-45. - Minimum standards for structural condition





Town of Weddington  
Code Enforcement Report  
Friday, January 5, 2024

**3570 Weddington Oaks, Matthews, North Carolina 28104**

debris/junk in the yard

Code Section:

Status: Open

Property Visit Date: 2/23/2023

Warning Letter Date:

Notes: 04/11/2023 - New Complaint Submitted

04/11/2023 - Updated Complaint

**210 Weddington Rd, Waxhaw, North Carolina 28173**

business in residential district

Code Section:

Status: Open

Property Visit Date: 4/11/2023

Warning Letter Date:

Notes: 04/11/2023 - New Complaint Submitted

**4008 n Twelve Mile Creek Rd, Matthews, North Carolina 28104**

uninhabitable structure

Code Section:

Status: Open

Property Visit Date: 4/11/2023

Warning Letter Date:

Notes: 04/11/2023 - New Complaint Submitted

04/11/2023 - Updated Complaint

**6939 Tree Hill Road Matthews, NC 28104**

Equine Issues, animal waste within 150' of property line

Code Section:

Status: Open

Property Visit Date: 4/13/2023

Warning Letter Date: 4/28/2023

Notes: 20/04/2023 - New Complaint Submitted

04/25/2023 - Updated Complaint

04/28/2023 - Updated Complaint

12/22/2023 – Waiting for feedback from the neighbors on corrective action



Town of Weddington  
Code Enforcement Report  
Friday, January 5, 2024

**704 Vintage Creek Dr, Matthews, North Carolina 28104**

Playset in conservation easement

Code Section:

Status: Open

Property Visit Date: 4/20/2023

Warning Letter Date:

Notes: 04/20/2023 - New Complaint Submitted

5/18/23 - Updated Complaint

5/18/23 - Visited on 5/18/23 to confirm location of Playset

**1409 Beulah Church Rd, Matthews, North Carolina 28104**

Outside storage. Accumulation of junk

Code Section: Sec. 34-131(1)

Status: Resolved

Property Visit Date: 12/1/2022

Warning Letter Date:

Notes: 07/20/2023 - Updated Complaint

**7239 Cobble Creek Dr, Weddington, North Carolina 28104**

Unpermitted accessory structure

Code Section:

Status: Under Enforcement

Property Visit Date: 7/5/2022

Warning Letter Date: 4/28/2023

**4005 Ambassador Ct, Weddington, North Carolina 28104**

Abandoned house

Code Section:

Status: Under Enforcement

Property Visit Date: 4/20/2023

Warning Letter Date:

Notes: 04/20/2023 - New Complaint Submitted

04/21/2023 - Updated Complaint

# Agenda Item 16.

2024

2023

**Assets**

10-1120-000	SOUTH STATE CHECKING ACCOUNT	432,320.62	520,440.38
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	1,576,646.47	653,198.99
10-1130-001	BB&T/TRUIST MONEY MARKET	775,153.51	1,255,891.35
10-1140-000	WACHOVIA	0.00	0.00
10-1170-000	NC CASH MGMT TRUST	3,891,061.45	3,790,285.88
10-1205-000	A/R OTHER	0.00	0.00
10-1210-000	A/R SOLID WASTE FEES	286,076.26	61,871.47
10-1211-001	A/R PROPERTY TAX	285,673.46	23,888.25
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	15,014.83	4,455.90
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	9,319.98	5,291.01
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	400.28	1,486.54
10-1214-000	PREPAID ASSETS	0.00	23,907.81
10-1215-000	A/R INTERGOVT-LOCAL OPTION SALES TX	0.00	111,908.26
10-1216-000	A/R INTERGOVT - MOTOR VEHICLE TAXES	0.00	11,618.53
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	9,539.00	9,539.00
10-1610-006	FIXED ASSETS - COMPUTER SOFTWARE	182,994.00	182,994.00
	Total Assets	<u>10,032,818.29</u>	<u>9,225,395.80</u>

**Liabilities & Fund Balance**

10-2110-000	ACCOUNTS PAYABLE	0.00	29,438.46
10-2115-000	ACCOUNTS PAYABLE ACCRUAL	0.00	22,806.00
10-2116-000	CUSTOMER REFUNDS	4,958.92-	1,470.45
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	1,306.00-	0.00
10-2156-000	LIFE INSURANCE PAYABLE	16.64-	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	400.28	1,486.54
10-2610-000	DEFERRED REVENUE SOLID WASTE FEES	286,076.26	61,871.47
10-2620-000	DEFERRED REVENUE - DELQ TAXES	15,014.83	4,455.90
10-2625-000	DEFERRED REVENUE - CURR YR TAX	285,673.46	23,888.25
10-2630-000	DEFERRED REVENUE-NEXT 8	9,319.98	5,291.01
	Total Liabilities	<u>665,205.50</u>	<u>225,710.33</u>
10-2640-001	FUND BALANCE - UNASSIGNED	3,830,524.96	3,830,524.96
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	2,760,480.54	2,760,480.54
10-2640-005	CURRENT YEAR EQUITY YTD	0.00	0.00
	Total	<u>7,411,005.50</u>	<u>7,411,005.50</u>

WEDDINGTON  
General Fund  
BALANCE SHEET  
AS OF: 12/31/23

	2024	2023
Revenue	2,808,169.51	4,247,854.73
Less Expenses	2,440,242.19	2,659,174.76
Net	<u>367,927.32</u>	<u>1,588,679.97</u>
Total Fund Balance	<u>7,778,932.82</u>	<u>8,999,685.47</u>
Total Liabilities & Fund Balance	<u>8,444,138.32</u>	<u>9,225,395.80</u>

**WEDDINGTON**  
Statement of Revenue and Expenditures - Standard

*Revenue Account Range: First to Last*  
*Expend Account Range: First to Last*  
*Print Zero YTD Activity: No*

*Include Non-Anticipated: Yes*  
*Include Non-Budget: No*

*Year To Date As Of: 12/31/23*  
*Current Period: 12/01/23 to 12/31/23*  
*Prior Year: Thru 12/31/22*

<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
10-3101-110	AD VALOREM TAX - CURRENT	1,272,319.99	1,395,000.00	215,716.83	1,146,128.10	248,871.90 -	82
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	12,228.51	9,500.00	2,292.80	8,851.10	648.90 -	93
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	432.61	575.00	0.00	192.46	382.54 -	33
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	58,350.24	123,750.00	10,587.69	48,502.91	75,247.09 -	39
10-3115-180	TAX INTEREST	879.80	2,250.00	60.83	1,196.91	1,053.09 -	53
10-3120-000	SOLID WASTE FEE REVENUES	396.00	1,125,000.00	166,930.38	965,379.17	159,620.83 -	86
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	292,975.64	615,000.00	57,114.94	240,245.61	374,754.39 -	39
10-3322-220	BEER & WINE TAX	0.00	50,000.00	0.00	0.00	50,000.00 -	0
10-3324-220	UTILITY FRANCHISE TAX	240,257.56	475,000.00	131,361.78	238,736.90	236,263.10 -	50
10-3340-400	ZONING & PERMIT FEES	14,212.50	10,000.00	2,430.00	18,135.00	8,135.00	181
10-3350-400	SUBDIVISION FEES	3,847.50	10,000.00	0.00	6,447.50	3,552.50 -	64
10-3360-400	STORMWATER EROSION CONTROL FEES	825.00	5,000.00	400.00	400.00	4,600.00 -	8
10-3830-891	MISCELLANEOUS REVENUES	3,740.80	5,000.00	12.00	12,235.43	7,235.43	245
10-3831-491	INVESTMENT INCOME	24,338.25	85,000.00	19,721.03	121,718.42	36,718.42	143
<b>General Fund Revenue Totals</b>		<b>1,924,804.40</b>	<b>3,911,075.00</b>	<b>606,628.28</b>	<b>2,808,169.51</b>	<b>1,102,905.49 -</b>	<b>71</b>

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
10-4110-000	GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0
10-4110-110	SOLID WASTE	0.00	0.00	0.00	0.00	0.00	0
10-4110-115	SOLID WASTE	0.00	1,065,000.00	85,762.10	514,790.42	550,209.58	48
10-4110-120	FIRE	0.00	0.00	0.00	0.00	0.00	0
10-4110-126	FIRE DEPT SUBSIDIES	408,726.48	841,975.00	70,164.67	420,988.02	420,986.98	50
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	0.00	10,000.00	0.00	0.00	10,000.00	0
10-4110-150	POLICE	0.00	0.00	0.00	0.00	0.00	0
10-4110-155	POLICE PROTECTION	167,922.46	347,750.00	0.00	176,276.94	171,473.06	51

**WEDDINGTON**  
Statement of Revenue and Expenditures

01/04/2024  
11:33 AM

<i>Expenditure Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Current Expd</i>	<i>YTD Expended</i>	<i>Unexpended</i>	<i>% Expd</i>
10-4110-160	EVENT PUBLIC SAFETY	0.00	2,500.00	0.00	0.00	2,500.00	0
10-4110-180	GOVERNING BOARD	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
10-4110-192	ATTORNEY FEES - GENERAL	26,687.50	67,500.00	5,000.00	20,780.00	46,720.00	31
10-4110-193	ATTORNEY FEES - LITIGATION	0.00	755,000.00	750,000.00	750,000.00	5,000.00	99
10-4110-320	OTHER GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0
10-4110-330	ELECTION EXPENSE	0.00	15,000.00	0.00	0.00	15,000.00	0
10-4110-340	PUBLICATIONS	0.00	10,000.00	0.00	0.00	10,000.00	0
10-4110-342	HOLIDAY/TREE LIGHTING	5,761.57	7,587.50	1,615.34	4,385.47	3,202.03	58
10-4110-343	SPRING EVENT	0.00	7,087.50	0.00	0.00	7,087.50	0
10-4110-344	OTHER COMMUNITY EVENTS	0.00	51,500.00	0.00	2,028.18	49,471.82	4
10-4110-499	OTHER	0.00	500,000.00	0.00	0.00	500,000.00	0
	<b>4110 GENERAL GOVERNMENT</b>	<b>609,098.01</b>	<b>3,680,900.00</b>	<b>912,542.11</b>	<b>1,889,249.03</b>	<b>1,791,650.97</b>	<b>51</b>
10-4120-000	ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0
10-4120-121	SALARIES - ADMINISTRATOR/CLERK	26,654.34	66,325.00	5,416.66	33,830.33	32,494.67	51
10-4120-123	SALARIES - TAX COLLECTOR	26,404.52	56,625.00	4,822.57	28,538.31	28,086.69	50
10-4120-124	SALARIES - FINANCE OFFICER	8,167.47	19,225.00	828.92	9,930.66	9,294.34	52
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	12,600.00	25,200.00	2,100.00	12,600.00	12,600.00	50
10-4120-181	FICA EXPENSE	5,647.70	15,000.00	1,007.37	6,494.82	8,505.18	43
10-4120-182	EMPLOYEE RETIREMENT	10,717.89	23,000.00	2,150.21	13,097.42	9,902.58	57
10-4120-183	EMPLOYEE INSURANCE	7,290.00	15,250.00	1,292.00	7,752.00	7,498.00	51
10-4120-184	EMPLOYEE LIFE INSURANCE	99.84	200.00	16.64	99.84	100.16	50
10-4120-185	EMPLOYEE S-T DISABILITY	81.00	175.00	14.00	84.00	91.00	48
10-4120-190	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4120-191	AUDIT FEES	0.00	9,000.00	0.00	0.00	9,000.00	0
10-4120-193	CONTRACT LABOR	8,692.98	143,800.00	874.13	51,197.78	92,602.22	36

**WEDDINGTON**  
Statement of Revenue and Expenditures

01/04/2024  
11:33 AM

<i>Expenditure Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Current Expd</i>	<i>YTD Expended</i>	<i>Unexpended</i>	<i>% Expd</i>
10-4120-200	OTHER ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-205	OFFICE SUPPLIES - ADMIN	1,846.85	9,500.00	660.97	2,405.72	7,094.28	25
10-4120-210	PLANNING CONFERENCE	2,100.00	3,500.00	0.00	0.00	3,500.00	0
10-4120-321	TELEPHONE - ADMIN	409.09	2,000.00	136.44	682.02	1,317.98	34
10-4120-325	POSTAGE - ADMIN	580.50	2,500.00	300.00	1,239.86	1,260.14	50
10-4120-331	UTILITIES - ADMIN	1,363.06	5,000.00	110.07	1,448.70	3,551.30	29
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	0.00	29,500.00	26,705.64	57,481.20	27,981.20	195
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	39,608.30	75,000.00	2,997.02	20,571.56	54,428.44	27
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	28,518.00	72,250.00	3,750.00	27,576.00	44,674.00	38
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	473.36	1,500.00	0.00	1,013.36	486.64	68
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	2,415.17	7,000.00	0.00	2,200.00	4,800.00	31
10-4120-370	ADVERTISING - ADMIN	64.60	500.00	81.60	297.37	202.63	59
10-4120-397	TAX LISTING & TAX COLLECTION FEES	401.31	500.00	0.00	0.00	500.00	0
10-4120-400	ADMINISTRATIVE:TRAINING	5,104.88	8,000.00	1,199.03	2,380.22	5,619.78	30
10-4120-410	ADMINISTRATIVE:TRAVEL	2,809.24	4,500.00	489.72	2,351.96	2,148.04	52
10-4120-450	INSURANCE	16,436.45	20,000.00	139.24	19,740.17	259.83	99
10-4120-491	DUES & SUBSCRIPTIONS	15,593.04	23,500.00	385.00	16,331.04	7,168.96	69
10-4120-498	GIFTS & AWARDS	912.98	2,000.00	198.49	499.34	1,500.66	25
10-4120-499	MISCELLANEOUS	6,483.70	80,000.00	1,359.06	34,070.01	45,929.99	43
	<b>4120 ADMINISTRATIVE</b>	<b>231,476.27</b>	<b>720,550.00</b>	<b>57,034.78</b>	<b>353,913.69</b>	<b>366,636.31</b>	<b>49</b>
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0
10-4130-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0
10-4130-121	SALARIES - ZONING ADMINISTRATOR	41,428.48	88,625.00	3,539.40	22,164.36	66,460.64	25
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	9,466.28	26,975.00	1,533.42	10,168.36	16,806.64	38
10-4130-124	SALARIES - PLANNING BOARD	1,300.00	5,150.00	250.00	1,300.00	3,850.00	25
10-4130-125	SALARIES - SIGN REMOVAL	1,638.00	6,575.00	330.75	1,823.85	4,751.15	28
10-4130-181	FICA EXPENSE - P&Z	3,190.41	11,000.00	432.53	2,712.61	8,287.39	25

**WEDDINGTON**  
Statement of Revenue and Expenditures

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
10-4130-182	EMPLOYEE RETIREMENT - P&Z	6,297.13	18,000.00	566.31	3,546.31	14,453.69	20
10-4130-183	EMPLOYEE INSURANCE	6,102.00	15,250.00	0.00	212.00 -	15,462.00	1 -
10-4130-184	EMPLOYEE LIFE INSURANCE	159.36	375.00	0.00	9.92	365.08	3
10-4130-185	EMPLOYEE S-T DISABILITY	81.00	175.00	0.00	0.00	175.00	0
10-4130-190	CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4130-192	CONSULTING STORMWATER CONTROL	29,008.20	95,000.00	3,755.24	20,613.31	74,386.69	22
10-4130-193	CONSULTING	10,710.25	50,000.00	3,316.25	26,574.50	23,425.50	53
10-4130-194	CONSULTING - COG	1,848.00	7,500.00	0.00	0.00	7,500.00	0
10-4130-200	OTHER PLANNING	0.00	0.00	0.00	0.00	0.00	0
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	2,885.67	7,500.00	751.73	2,328.08	5,171.92	31
10-4130-202	ZONING SPECIFIC OFFICE SUPPLIES	0.00	2,500.00	0.00	0.00	2,500.00	0
10-4130-215	HISTORIC PRESERVATION	0.00	250.00	0.00	0.00	250.00	0
10-4130-220	INFRASTRUCTURE	95,000.00	281,000.00	0.00	102,000.00	179,000.00	36
10-4130-321	TELEPHONE - PLANNING & ZONING	681.69	2,000.00	136.43	682.03	1,317.97	34
10-4130-325	POSTAGE - PLANNING & ZONING	580.51	2,500.00	300.00	1,239.85	1,260.15	50
10-4130-331	UTILITIES - PLANNING & ZONING	1,583.52	5,000.00	248.05	1,883.62	3,116.38	38
10-4130-370	ADVERTISING - PLANNING & ZONING	0.00	500.00	28.90	244.67	255.33	49
<b>4130 ECONOMIC &amp; PHYSICAL DEVELOPMEN</b>		<b>211,960.50</b>	<b>625,875.00</b>	<b>15,189.01</b>	<b>197,079.47</b>	<b>428,795.53</b>	<b>31</b>
<b>General Fund Expenditure Totals</b>		<b>1,052,534.78</b>	<b>5,027,325.00</b>	<b>984,765.90</b>	<b>2,440,242.19</b>	<b>2,587,082.81</b>	<b>49</b>

<b>10 General Fund</b>	<b>Prior</b>	<b>Current</b>	<b>YTD</b>
<b>Revenues:</b>	<b>1,924,804.40</b>	<b>606,628.28</b>	<b>2,808,169.51</b>
<b>Expenditures:</b>	<b>1,052,534.78</b>	<b>984,765.90</b>	<b>2,440,242.19</b>
<b>Net Income:</b>	<b>872,269.62</b>	<b>378,137.62 -</b>	<b>367,927.32</b>



**WEDDINGTON**  
Statement of Revenue and Expenditures

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<b>Grand Totals</b>	<b>Prior</b>	<b>Current</b>	<b>YTD</b>
<b>Revenues:</b>	<b>1,924,804.40</b>	<b>606,628.28</b>	<b>2,808,169.51</b>
<b>Expenditures:</b>	<b>1,052,534.78</b>	<b>984,765.90</b>	<b>2,440,242.19</b>
<b>Net Income:</b>	<b>872,269.62</b>	<b>378,137.62 -</b>	<b>367,927.32</b>

**TOWN OF WEDDINGTON  
 ARPA QUARTERLY UPDATE  
 AS OF 12/31/23**

BEGINNING ARPA BALANCE		\$	1,635,187.50
SPENT 10/1/21-6/30/23			<u>(799,944.67)</u>
BALANCE AT 7/1/23		\$	<u>835,242.83</u>
TO BE REFUNDED TO GENERAL FUND 7/1/23-12/31/23			
PAYROLL	\$	(138,769.29)	
SHERIFF	\$	(176,276.94)	<u>(315,046.23)</u>
<b>BALANCE AT 12/31/23</b>		\$	<b><u>520,196.60</u></b>
ESTIMATED LEFT TO SPEND FY24			
PAYROLL	\$	(138,769.29)	
SHERIFF	\$	(176,276.94)	<u>(315,046.23)</u>
ESTIMATED BALANCE AT 6/30/24			<u>205,150.37</u>

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**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 8, 2024

**SUBJECT:** Tax Report–December 2023

<b>Transactions:</b>	
Refunds	\$2005.59
Balance Adjustments	\$233.45
Overpayment	\$(1899.95)
<b>Taxes Collected:</b>	
2022	\$(2353.63)
2023	\$(379,542.24)
<b>As of December 31, 2023; the following taxes remain Outstanding:</b>	
2013	\$273.97
2014	\$244.09
2015	\$601.73
2016	\$421.78
2017	\$670.94
2018	\$552.01
2019	\$1290.63
2020	\$1124.03
2021	\$3969.06
2022	\$15,600.59
2023 Prepay	\$(1598.79)
2023	\$536,307.24
<b>Total Outstanding:</b>	<b>\$559,457.28</b>