



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, FEBRUARY 12, 2024 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104**

AGENDA

**AMENDED AT MEETING*

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. Public Comments
8. Public Safety Report
9. Consent Agenda
 - A. Approval of January 8, 2024 Regular Town Council Meeting Minutes
 - B. Approval of reduction of roadway performance bond to \$57,360.50 for Weddington Acres Subdivision
 - C. Approval of reduction of performance bond to \$401,207.50 for Weddington Glen Subdivision
 - * D. *Proclamation for Pastor Chris Edwards recognizing 20 years of service to Graceway Baptist Church*
 - * E. *Approve of Revised Audit Contract Amendment*
10. Old Business
 - A. Discussion and Consideration of Advisory Board Code of Ethics
 - B. Discussion of Amendment to UCSO Contract
 - C. Discussion RCD lot size, yield regulations, and preservation of continuous forest
 - D. Discussion of FY 2025 Preliminary Budget
 - * E. *Discussion of Fire Service*
11. New Business
12. Updates from Town Planner and Town Administrator
13. Code Enforcement Report
14. Update from Finance Officer and Tax Collector
15. Transportation Report
16. Council Comments
17. Adjournment





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MONDAY, FEBRUARY 12, 2024 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Call Meeting to Order

Mayor Bell 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 Jim Bell, Mayor Pro Tem Tom Smith, Councilmembers Brannon Howie, Jeff Perryman, and Darcey Ladner.

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

Visitors: Chief Deputy Neil Underwood, Lt. Sean Mayhew, Wes Tyson, Tim Moore, Dottie Thomas, Linda Robinson, Darrell Parker, Bob Griswold, Bill Cathey, Mike Morse, Andrew Martinson, Terry Davis, Bill Deter, Jack Plyler, Chad Emerine, Melissa Emerine, Jeff Herbst, Rusty Setzer, Robert Iorizzo, Nicol Solis-Iorizzo, Christopher Neve

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

Staff requested to amend the agenda to add items 9.D. Proclamation for Pastor Chris Edwards recognizing 20 years of service to Graceway Baptist Church and 9.E. Approval of Revised Audit Contract Amendment to the Consent Agenda and Item 10.E. Discussion of Fire Service to Old Business

Motion: Mayor Pro Tem Smith made a motion to adopt the agenda as amended.
Vote: The motion passed with a unanimous vote.

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

Mayor Bell read the Conflict of Interest Statement. Councilmember Howie recused herself from discussion of agenda Item 10.B. Discussion of Amendment to UCSO Contract

6. Mayor/Councilmember Reports

Councilmember Perryman reported on the January WUMA at Marvin. There was a presentation from David Williams on the federal traffic safety grant. The delegates discussed off duty deputies for traffic enforcement. The next meeting is in Mineral Springs on February 22nd. The County Manager and BOCC Chairman Rowell will be giving an update.

Mayor Pro Tem Smith reported on a conversation with Amelia Helms at NCDOT about getting more subdivision roads on the NCDOT paving schedule

Councilmember Ladner reported on her conversation with the Urban Forester, Keith O'Herrin regarding the preservation of trees in conservation land.

7. Public Comments

Linda Robinson: 3648 Poplin Road – Ms. Robinson is running for the Union Count Board of Education at-large seat. She introduced herself. She is a retired schoolteacher and spent 34 years in North Carolina Public Schools.

Jack Plyler: 1015 Estate Lane – Mr. Plyler welcomed the new council members and gave his feedback to the investigation document regarding his ethics complaint filed against Ed Goscicki, Planning Board Chairman.

Chad Emerine: 953 Eagle Road – Mr. Emerine asked the council to follow the letter of the UDO regarding Residential Conservation Subdivisions.

8. Public Safety Report

Deputy Wrenn gave the public safety report. He asks residents to please:

- Report hit and runs when possible.
- Ask alarm companies not to disregard the deputies. If the alarm is triggered, deputies want to check the property.
- Foot patrols are hitting businesses for preventative patrols.
- Use sidewalks.
- If you see something, say something.

9. Consent Agenda

- A. Approval of January 8, 2024 Regular Town Council Meeting Minutes
- B. Approval of reduction of roadway performance bond to \$57,360.50 for Weddington Acres Subdivision
- C. Approval of reduction of performance bond to \$401,207.50 for Weddington Glen Subdivision
- * D. *Approval of Proclamation for Pastor Chris Edwards recognizing 20 years of service to Graceway Baptist Church*
- * E. *Approval of Revised Audit Contract Amendment*

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

Vote: The motion passed with unanimous vote

10. Old Business

A. Discussion and Consideration of Advisory Board Code of Ethics

Councilmember Perryman commented that the council has had productive discussions regarding this issue. These points are stated in the town ordinances as well.

Councilmember Howie commented that it is nice to have this pulled together in one place and have one document to reference.

Mayor Pro Tem Smith commented that the basis for this is in the town ordinances and it's important for those who serve on the advisory boards to know and acknowledge this.

Councilmember Ladner stated her agreement that this was needed and thanked the town attorney for getting it together.

Mayor Bell stated that this will be for committee and board members. They will be required to sign their acknowledgment before becoming a part of committee.

Council directed staff to have advisory board members sign their acknowledgment of the Code of Ethics.

Motion: Mayor Pro Tem Smith made a motion to adopt the Advisory Board Code of Ethics

Vote: The motion passed with a unanimous vote

B. Discussion of Amendment to UCSO Contract

Chief Deputy Underwood, Cpt. Wes Tyson, Lt. Shawn Mayhew, and Dottie Thomas with the Union County Sheriff's Office and Dr. Terry Moore with the Weddington Methodist Church were present to discuss amending the town contract to cost/time share a fourth deputy with Weddington Methodist Church.

Council discussed current town contract and working out schedule of shared deputy. Deputy Underwood explained: Calendar year has 260 workdays. WCA has about 170 calendar school days. Leaves about 90 days for deputy to work exclusively serve Town of Weddington. Would end up 65-35% split. School hours don't fluctuate, town hours would be set by Lt. Mayhew.

Dr. Moore explained the school hours and the deputy would be working full days at the school. Church would pay for the hours the deputy works at the school. Church would prefer security to come from UCSO.

Lt. Mayhew explained the current town contract with one administrative deputy and 2 deputies that rotate times. The town is always covered, but there are shifts where coverage falls back to a larger

zone. With a smaller population and less commercial, the town is blessed with lower crime, but faces traffic and other challenges. The high visibility of the current deputies is a credit for the town.

Discussion continued around scheduling. Church would have school resource officer (SRO) for a set schedule but would hire off duty deputies for unscheduled events. The school is currently using off duty deputies for security but paying that rate for a school resource officer would cost a lot more than it would cost to fund a school resource officer in partnership with the town.

Council and UCSO representatives discussed part-time deputy positions. Part time positions are usually filled with retired deputies and are limited in the hours they can work. The positions must be justified and approved by the Board of Commissioners.

Council discussed the cost sharing prospect. The easiest path would be to enter an agreement with the church and amend the UCSO contract beginning July 2024. Council expressed concerns with merit of sharing and how to extract from agreement if sharing deputy doesn't work out.

Dr. Moore commented that the visibility of the UCSO car and uniform would be beneficial and could act as a deterrent.

Council agreed to table discussion until March and directed staff to gather data on activity and use analysis from the UCSO and get information from Waxhaw Police Department and Northpointe School on their agreement.

C. Discussion RCD lot size, yield regulations, and preservation of continuous forest

Mayor Bell began discussion recapping conversations with past mayors and planning board members to understand where the 12,000 square foot minimum lot size came from.

Council discussed minimum lot size for RCD subdivisions and possible increase in variances because of larger homes on smaller lots. Discussion continued regarding variable lot sizes as incentive to develop RCD and preserving the sensitive areas and removing those areas from yield plans.

Councilmember Perryman suggested to restrict the number of lots allowed to be that minimum size or and give an average to give flexibility and encourage still using RCD. Removing and preserving protected areas from the yield plan.

Discuss minimum, discuss giving an average size. Fix the flexibility

Councilmember Ladner recapped her discussion with Keith O'Herrin, the County Urban Forester. They discussed developing a tree plat map to identify contiguous forest, wildlife habitat and sensitive areas.

Council discussed beginning the process by getting a map of the areas to be preserved and continuous forest.

Mayor Pro Tem Smith stated that sensitive land should be removed from yield calculations.

Ms. Wolter commented that conditional zoning will allow Council to negotiate with developer to come up with plan that will meet Weddington conservation goals and objectives.

Council directed staff to work on map of tree canopy with contiguous forest and sensitive natural areas. Once that is complete, getting professional help to recommend next steps of amending the RCD standards.

D. Discussion of FY 2025 Preliminary Budget

Ms. Gaylord presented the preliminary budget including the estimated operating budget leaving tax rate the same and line item details.

E. Discussion of Fire Service

Mayor Bell met with Fire Chief Steve McLendon regarding turning fire service back to the county. Council discussed the current lease for the Fire Station on Hemby Road and looking into selling to the fire department or increasing the lease. Council agreed to have staff continue to move forward with a resolution stating intention and working with county staff to move this forward.

11. New Business

12. Updates from Town Planner and Town Administrator

Mr. Tefft presented the planning update:

- **Liberty Classical Academy**
 - CZ for Private School
 - Planning Board: 7/24/23 (Tabled)
 - Traffic PIM: 8/22/23
 - Planning Board: Denial
 - Town Council: TBD
- **Deal Lake**
 - 93-lot conservation subdivision
 - Site Walk/ Charette: 11/28/23
 - Community Wastewater Treatment Plant
- Planning Board: TBD
- **Rea/ Providence**
 - Conventional subdivision, 56 lots
 - Sketch Plan reviewed; Awaiting CZ submittal
- **Comprehensive Land Use Plan and Town Center Plan**
 - Planning Board: 11/27/23; 12/18/23
 - Town Council: 3/11/24

13. Code Enforcement Report

Report in document packet. No new enforcement reports.

14. Update from Finance Officer and Tax Collector

Ms. Gaylord presented the monthly financials and tax collection data

15. Transportation Report

Mayor Bell gave the transportation update. He met with NCDOT with Mayor Pro Tem Smith and Ms. Dewey and received an update on the road projects in Weddington and points of contact for different issues. Rea Road Extension will be going into right of way acquisition in April 2024 and is anticipated to start construction in 2027. Providence Road is expected to go into right of way acquisition in August 2024 and start construction in 2028.

16. Council Comments

Councilmember Perryman: Thank you everybody for being here. It's always good to have folks come out and listen and be a part of the process and help spread the word. One last call if you want to hear from the county manager and meet the new county commissioner, Mineral Springs at 4:00 at the WUMA meeting.

Councilmember Howie: Thanks everyone.

Councilmember Ladner: Thanks everyone for braving the rain and the wind. Again, how amazing, sometimes I think it's been a year, but it's only been a month, but the individuals from the local level to the county and state, the sheriff's office, DOT, Urban Forestry have been amazing in helping provide information so I can try to make smart decisions.

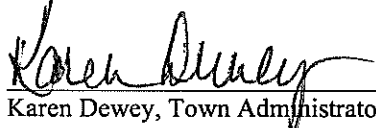
Mayor Pro Tem Smith: Thank y'all for coming out on a rainy night and after everybody stayed up watching the Super Bowl until whenever it was last night that it got over. And come back. Thank you.

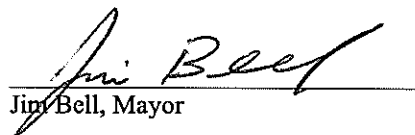
Mayor Bell: Thank you guys for coming out. It's been a laid-back night. Thanks for coming out and hanging with us on a rainy night.

17. Adjournment

Motion: Councilmember Perryman made a motion to adjourn the February 12, 2024 Regular Town Council Meeting at 9:08 p.m.

Vote: The motion passed with a unanimous vote.

Approved: March 11, 2024

Karen Dewey, Town Administrator/Clerk


Jim Bell, Mayor



**TOWN OF WEDDINGTON
PROCLAMATION
P-2024-01**

WHEREAS, Graceway Baptist Church is an independent fundamental Baptist church located in Weddington, NC and;

WHEREAS, the first service of worship was held in September 2004, and;

WHEREAS, Pastor Chris Edwards has served Graceway Baptist Church and the Weddington Community since March 2004; and

WHEREAS, Graceway Baptist Church and the Town of Weddington express deep gratitude to Pastor Edwards for his dedicated leadership and unwavering faith that is filled with love and encouragement to serve; and

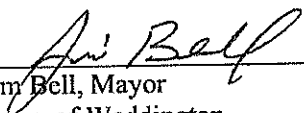
WHEREAS, the Town of Weddington recognizes the 20 years of service Pastor Chris Edwards has dedicated to Graceway Baptist Church, providing quality activities, programs and worship services to his congregation; and

NOW, THEREFORE, I, Jim Bell, Mayor of the Town of Weddington, North Carolina, and on behalf of the Town Council and the entire Town of Weddington, do hereby honorably recognize the service of Pastor Chris Edwards and acknowledge his vibrant and strong Christian leadership in the community and congratulate

PASTOR CHRIS EDWARDS

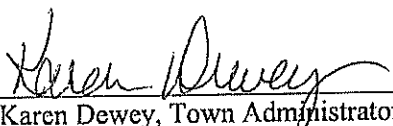
On his 20 years of service to Graceway Baptist Church.

In witness whereof, I have hereunto set my hand and caused the Seal of the Town of Weddington to be affixed this the 12th day of February 2024.



Jim Bell, Mayor
Town of Weddington

Attest:



Karen Dewey, Town Administrator/Clerk
Town of Weddington

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