

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, APRIL 13, 2015 - 7:00 P.M.
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Regular Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on April 13, 2015, with Mayor Bill Deter presiding.

Present: Mayor Bill Deter, Mayor Pro Tem Don Titherington, Councilmembers Michael Smith, Pamela Hadley and Barbara Harrison, Attorney Anthony Fox, Town Planner Julian Burton, and Emily Parker (Centralina COG)

Visitors: Cathy Killough, Peggy Stallings, Andy Stallings, Eldon Hardy, Gordon Daniels

Mayor Bill Deter offered the Invocation prior to the opening of the meeting.

Item No. 1. Open the Meeting. Mayor Deter opened the April 13, 2015 Regular Town Council Meeting at 7:00 p.m.

Item No. 2. Pledge of Allegiance. Mayor Deter led the Pledge of Allegiance.

Item No. 3. Determination of Quorum. A quorum was present.

Item No. 4. Public Comments.
None.

Item No. 5. Additions, Deletions and/or Adoption of the Agenda. Mayor Deter asked if any additions or deletions needed to be made to the April 13, 2015 agenda. Councilmember Hadley wanted to add Discussion and Consideration of February minutes as item 10c under New Business. Councilmember Hadley made a motion to approve the April 13, 2015 agenda as amended. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington
NAYS: None

Item No. 6. Approval of Minutes.

A. March 9, 2015 Regular Town Council Meeting. Mayor Deter asked for the approval of the minutes from the March 9, 2015 Regular Town Council Meeting. Councilmember Hadley moved to approve the March 9, 2015 Regular Town Council Meeting minutes. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington
NAYS: None

Item No. 7. Consent Agenda.

A. Call for Public Hearing – Review and Consideration of Traffic Impact Analysis Ordinance and Process and Procedures Manual

Councilwoman Harrison moved to call for a public hearing to review and consider Traffic Impact Analysis Ordinance and Process and Procedures Manual. The public hearing is scheduled for May 11, 2015 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington
NAYS: None

B. Call for Public Hearing: Review and Consideration of Conditional Zoning Major Amendment – LDS Church.

Councilwoman Harrison moved to call for a public hearing to review and consider Conditional Zoning Major Amendment – LDS Church. The public hearing is scheduled for May 11, 2015 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington

NAYS: None

Item No. 8. Public Hearing and Consideration of Public Hearing.

A. Public Hearing – Conditional Zoning Application for All Saints Anglican Church.

Town Planner Julian Burton commented that the applicant is still working on plan details and would like to request that Council defer the public hearing until next month. Councilwoman Harrison made a motion to defer the public hearing until the May 11, 2015 meeting. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington

NAYS: None

B. Consideration of Conditional Zoning Application for All Saints Anglican Church.

This item was tabled until the May 11, 2015 Regular Town Council meeting.

C. Public Hearing – Text Amendment to Section 58-15 – Revision to Height Exemption.

Mayor Deter opened the public hearing.

Town Planner Burton explained this text amendment. It became evident to Town Staff that the description in Section 58-15 did not clearly indicate that Indoor Gymnasiums were intended to be viewed as a separate category from the list of “Roof Structures.” The minor change to the text is intended to clear up this discrepancy.

Sec. 58-15. - Height exemption.

The maximum height as indicated in the various districts may be exceeded for specific uses as provided in the following: Indoor gymnasiums and roof structures not intended for human occupancy, such as skylights, transmission or television towers, stairways, water tanks, ventilating fans, air conditioning equipment or similar equipment, steeples, spires, belfries, cupolas, chimneys ~~or indoor gymnasiums~~, may exceed the maximum allowable height as provided in any of the zoning districts.

With there being no one wishing to speak, Mayor Deter closed the public hearing.

D. Consideration of Text Amendment to Section 58-15 – Revision to Height Exemption.

Councilwoman Harrison asked for clarification from Mr. Burton about comparable height issues, as it relates to gymnasiums and skylights. Mr. Burton explained that there was a case where the Council at the time felt that there should be a concession made for indoor gymnasiums. In addition to indoor gymnasiums, there is a long list of roof structures that can also be above the 35’ maximum. In summary, there are two different categories – indoor gymnasiums by themselves and the other roof structures that are listed.

Mayor Pro Tem Titherington made a motion to approve text amendment adjustment 58-15 – Revision Height Exemption – as recommended by staff. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington

NAYS: None

Item No. 9. Old Business.

A. Review and Consideration of Proposals for Town Website.

Mayor Deter introduced this item. At last month's Town Council meeting, this item was deferred to staff to decide. The Mayor's sense from talking with staff is that VC3 would be the firm to go with. He asked for questions or comments from Council. Councilmember Harrison commented about the cost differences between the three quotes received. She thought VC3 was good, but she added that she would not be using the Town website on a regular basis like staff would. Councilmember Hadley asked how many hits or visits the Town website gets currently. She raised this point because Council is talking about a sizable amount of money for a new website. She added that obviously the Town needs a nice website. Mayor Deter added that additional website functionality will be a gain in efficiency for the Town. Councilmember Harrison commented that she would like events and sponsors to be added to the website without having to do work-arounds. A better website could increase efficiency. Mayor Deter added that a new website would result in a savings on staff time. He added that it is around \$1,200 more per year to have mobile capability so the website can be more user friendly from a cell phone or tablet.

Mayor Pro Tem Titherington asked that staff work through the VC3 quote and compare it to the functionality the Town's website has now. Town Attorney Anthony Fox suggested the following motion. A motion was made to approve the selection of VC3 with the direction that staff enter into negotiations with VC3 for a final contract that will contain the scope of the work to be performed and cost schedules. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington
NAYS: None

B. Discussion of Fire Service and Consideration of Action Items.

Mayor Deter introduced this item. The Mayor said he had spoken with Council members over the past month. Previously Council had passed a resolution (R-2015-03) and since that time, Union County has been up in the air about taxes, fire taxes, etc. The Mayor has had discussions with County Commissioners and has attended several meetings, and it still seems as though the situation is up in the air. Because of that, the Mayor said he had approached all Council members with a proposal that Council rescind the resolution that was previously passed. Town Attorney Fox drafted such a rescinding resolution and it was included in the Council's April 13 agenda packet. The resolution states:

**RESOLUTION BY THE TOWN OF WEDDINGTON RESCINDING RESOLUTION R-2015-03
ADOPTED ON FEBRUARY 26, 2015 THAT PURPORTED TO CEASE PROVIDING MUNICIPAL FIRE
PROTECTION SERVICES AND TO CONSENT TO THE INCLUSION OF WEDDINGTON'S
INCORPORATED TERRITORY WITH THE EXISTING WEDDINGTON MUNICIPAL FIRE SERVICE
LINES WITHIN THE VOLUNTEER FIRE DEPARTMENT DISTRICTS AS CREATED BY UNION
COUNTY.**

WHEREAS, fire protection services are currently provided by the Town of Weddington to its citizens pursuant to G.S. 160A-209(c)(13) and Article 14 of Chapter 160A ("Municipal Fire Services Model") and through certain fire suppression agreements between the Town of Weddington and the Providence Volunteer Fire Department, the Stallings Volunteer Fire Department and the Wesley Chapel Volunteer Fire Department ("Fire Suppression Agreements"); and

WHEREAS, the Fire Suppression Agreements are authorized pursuant to Session Law 2013-39 and Article 3 of Chapter 160A; and

WHEREAS, the Providence Volunteer Fire Department was previously funded through a fire protection fee charged to residents located within their respective fire protection district pursuant to Senate Bill No. 1150, Chapter 883; and

WHEREAS, the Stallings Volunteer Fire Department was and is currently funded, in part, through a fire protection fee charged to residents located within their respective fire protection district pursuant to Senate Bill No. 1150, Chapter 883; and

WHEREAS, the Wesley Chapel Volunteer Fire Department was originally funded through a fire protection district fee charged to residents located within a fire protection district established pursuant to Senate Bill No. 1150, Chapter 883, and the Wesley Chapel Volunteer Fire Department is currently funded, in part, through a fire service district tax charged to residents located within the Wesley Chapel Volunteer Fire Department fire service district that was established pursuant to G.S. 153A-300 *et seq.*; and

WHEREAS, the Weddington Town Council enacted Resolution R32 on February 25, 1993, consenting to Union County's initial inclusion of incorporated territory of the Town of Weddington within the Providence Volunteer Fire Department, the Stallings Volunteer Fire Department and the Wesley Chapel Volunteer Fire Department fire protection districts; and

WHEREAS, the Weddington Town Council enacted Resolution R-2003-07 on May 12, 2003, supporting the conversion of the Wesley Chapel Volunteer Fire Department fire protection district to a fire service district and the inclusion of incorporated territory of the Town of Weddington within that fire service district; and

WHEREAS, as a result of some citizens of the Town of Weddington desiring the Town of Weddington to oversee and fund the provision of fire protection services within its corporate limits, the Weddington Town Council enacted Resolution R-2012-06 on May 14, 2012, withdrawing its consent to the inclusion of its incorporated territory within the Providence Volunteer Fire Department and the Stallings Volunteer Fire Department fire protection districts, and the Wesley Chapel Volunteer Fire Department fire service district, and providing to citizens PPAB 2715388v4 126 of the Town of Weddington fire protection services through the Municipal Fire Services Model and through the Fire Suppression Agreements; and

WHEREAS, as a municipal fire services district, the Town of Weddington moved the fire district lines within the Town to provide greater territory for the Providence Volunteer Fire Department and to insure that Town residents, to the greatest extent possible, were served by the fire department closest to their residence; and

WHEREAS, on February 26, 2015 pursuant to Resolution, R-2015-03, the Town of Weddington notified Union County of the Town of Weddington's intent to discontinue providing municipal fire services subject to the consolidation of the Providence Volunteer Fire Department and the Wesley Chapel Volunteer Fire Department or the establishment of a unified, single fire department to serve the incorporated territory of the Town of Weddington and for Union County to include the incorporated territory of the Town of Weddington within a Union County volunteer fire department district that preserves the fire district lines of the Town's municipal service district on July 1, 2015; and

WHEREAS, since the adoption of the Resolution, R-2015-03, new information has emerged indicating that Union County's inclusion of the incorporated territory of the Town of Weddington within a Union County volunteer fire department district may not be in the best interests of the residents of the Town of Weddington; and

WHEREAS, the Town of Weddington withdraws its consent to Union County's inclusion of the incorporated territory of the Town of Weddington in a Union County volunteer fire department district and rescinds the Resolution, R-2015-03 effective immediately; and

WHEREAS, the Town of Weddington intends to maintain appropriate Fire Suppression Agreements with the Providence Volunteer Fire Department, the Stallings Volunteer Fire Department and the Wesley Chapel Volunteer Fire Department to provide fire protection services to citizens of the Town of Weddington pursuant to Session Law 2013-39 and Article 3 of Chapter 160A.

NOW, THEREFORE, BE IT RESOLVED THAT pursuant to the terms of this Resolution, R-2015-03 adopted on February 26, 2015 is hereby rescinded and the Town of Weddington shall continue to provide to citizens of the Town of Weddington fire protection services through the Municipal Fire Services Model and through the Fire Suppression Agreements; and

BE IT FURTHER RESOLVED THAT Resolution R-2015-03 adopted on February 26, 2015 shall be deemed void and of no legal effect.

Mayor Deter asked for comments from Council.

Councilmember Harrison said that she agrees with what the Mayor proposed (rescinding the resolution). She added comments on “premium” vs. “basic” fire service and related taxes. She thought that the County has not yet thought through the tax, fee and fire service situation.

Councilmember Smith – It seemed that this came out of left field. We were talking about going back to the County and this was not mentioned until the last hour. There is no clear cut plan as to how this would be implemented and whether there would be changes down the road. Councilmember Smith is in favor of rescinding the resolution as well, for those reasons alone and a few others. More clarity needs to be put forth by the County before moving forward.

Councilmember Hadley – She addressed what Councilmember Harrison spoke about with regard to “premium.” She said that if your fire department has a 5 cent tax rate, that they are only going to fund up to 4.4 cents. The “premium” is anything over the basic model. Councilmember Hadley does not think it is about just one person or select people having “premium” service vs. “basic” service.

Mayor Deter – The question is what is the “basic level of service?” There is too much left undefined in this situation.

Councilmember Hadley – As far as the rescinding resolution goes, Councilmember Hadley offered a few suggestions.

First, in the 4th Whereas:

WHEREAS, the Stallings Volunteer Fire Department was and is currently funded, in part, through a fire protection fee charged to residents located within their respective fire protection district pursuant to Senate Bill No. 1150, Chapter 883

Councilmember Hadley added that Stallings VFD is also funded by a fire service district tax. She suggested that this point be added to the 4th Whereas.

Second, in the 8th Whereas:

WHEREAS, as a result of some citizens of the Town of Weddington desiring the Town of Weddington to oversee and fund the provision of fire protection services within its corporate limits, the Weddington Town Council enacted Resolution R-2012-06 on May 14, 2012, withdrawing its consent to the inclusion of its incorporated territory within the Providence Volunteer Fire Department and the Stallings Volunteer Fire Department fire protection districts, and the Wesley Chapel Volunteer Fire Department fire service district, and providing to citizens PPAB 2715388v4 126 of the Town of Weddington fire protection services through the Municipal Fire Services Model and through the Fire Suppression Agreements

Councilmember Hadley suggested that “*as a result of some citizens of the Town of Weddington desiring the Town of Weddington to oversee and fund the provision of fire protection services within its corporate limits*” be deleted. This change would make it more in line with the two resolutions above it (6th and 7th). According to her suggestion, this resolution would start with “*The Weddington Town Council enacted...*”

Mayor Deter asked Town Attorney Fox for his opinion on the matter. Mr. Fox added that a lot of the language used in this resolution was pulled from the prior resolution. Councilmember

Hadley understood Mr. Fox's point and she added that she would really like "*some citizens*" to be removed from the 8th Whereas. Mr. Fox confirmed that he heard Councilmember Hadley's suggestion to remove "*as a result of some citizens of the Town of Weddington desiring the Town of Weddington to oversee and fund the provision of fire protection services within its corporate limits.*" Mr. Fox added that there is no legal consequence for making that change. It is a policy decision for the Council. There was discussion about making the wording change and getting the resolution signed.

Third, in the 9th Whereas:

WHEREAS, as a municipal fire services district, the Town of Weddington moved the fire district lines within the Town to provide greater territory for the Providence Volunteer Fire Department and to insure that Town residents, to the greatest extent possible, were served by the fire department closest to their residence

Councilmember Hadley said that the absolute intent of the municipal fire district was to provide the same level of service to the Town's citizens. She suggested deleting, "*to provide greater territory for the Providence Volunteer Fire Department and.*" She reiterated that the point of moving the fire district lines was to provide equal level of service to citizens, not to provide greater territory for Providence VFD. Councilmember Harrison made a point that this resolution just captures history. Councilmember Hadley then suggested a further text edit – changing "*the Town to provide*" to "*the Town that provides.*" Mayor Deter suggested that perhaps they are spending too much time wordsmithing this document. Councilmember Hadley thought that the proposed wording is a misrepresentation.

Mayor Pro Tem Titherington said that he is comfortable with the other change, but too many changes are being suggested and it could get too confusing and too far away from the original text. He outlined how Council got to this point with rescinding the resolution. Councilmember Hadley stood by her last suggestion to change the "*to*" to "*that*" because she does not think it provides an accurate description of the history, as it is written. Mayor Deter asked each Council member for thoughts on this matter before asking for a motion.

Councilmember Smith is fine with the way is resolution is written.

Mayor Pro Tem Titherington said that he is comfortable with making the change that Councilmember Hadley suggested for the 8th Whereas (removing, "*as a result of some citizens of the Town of Weddington desiring the Town of Weddington to oversee and fund the provision of fire protection services within its corporate limits.*"). Councilmember Harrison is also comfortable with that change being made.

Mayor Pro Tem Titherington made a motion to pass the Resolution to rescind Resolution R-2015-03, with one amendment, on the 8th Whereas, strike the sentence "*as a result of some citizens of the Town of Weddington desiring the Town of Weddington to oversee and fund the provision of fire protection services within its corporate limits.*" The revised 8th Whereas would start with "The Weddington Town Council, etc."

Mayor Deter pointed out that removing that first part of the 8th Whereas would remove the description that says why the Town Council "*enacted Resolution R-2012-06 on May 14, 2012...*" In response to his point, Councilmember Hadley suggested just taking out "*some citizens.*"

Mayor Deter clarified that "*as a result of some citizens of*" would be removed from the 8th Whereas.

Mayor Pro Tem Titherington revised the motion to accept the amendment to remove "*as a result of some citizens of*" from the 8th Whereas. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington
NAYS: None

Mayor Deter asked Town Attorney Fox to make that change. Mr. Fox would make the change and send the revised Resolution to Town Planner Burton to print at the end of the meeting.

Mayor Deter introduced a chart related to fire service. He referred to this chart as the “status quo” chart (*this chart is included at the end of the minutes*). The Mayor and Mayor Pro Tem reviewed this chart with the Providence VFD Board on March 1, 2015. Some of the numbers have changed since the chart was put together, primarily because of assumptions based on the *ad valorem* tax base. Ms. Gaylord assumed the numbers would be down 5%. The numbers we actually have and motor vehicle would be down 4.7%. Basically, it would have an effect of \$30,000 that is understated on the chart in terms of the tax that would be received. The other change is that Ms. Gaylord was planning a 4% increase for deputies, but it actually came in at 1.5%. The key element that the Mayor pointed out, under the assumption of a 5.2 cent tax, is what happens to the Town’s revenue versus expenditures – it goes negative out to 2024. The graph shown reflects the fund balance – moving into the negative starting around 2019-2020. The reason the Mayor is pointing this out is because he wants Council to be aware of the impact on the Town’s finances, under this scenario.

The Mayor added, “While the 10 year chart presented shows the negative impact on the town’s budget and fund balance I think it is just as important to look at the financial solvency of PVFD and their ability to function with a flat budget in FY 2015-16. At PVFD’s open house on March 1st (the Council attended as individuals and did not speak) PVFD said their fund balance has declined from \$730k in 2002 down to a projected \$178k now. Currently it is about \$180-\$190k with total assets of \$585k. As a comparison WCVFD has total assets of about \$7.9 million with about \$250k in checking/savings.

From 2008 to 2012 in addition to the fire taxes paid by residents the town provided an additional \$1,026,073 of funding to PVFD. In 2012 a fire service district was created that added an additional \$271,000 of new revenue for PVFD. In 2013 because of PVFD’s weak financial condition they were unable to get a loan to renovate the fire station. The Town stepped in with support of approximately \$900,000 for the renovation of the fire station. In addition, the town is setting aside \$100,000 each year in anticipation of the need to replace fire trucks. PVFD’s financial status will not allow them to get bank financing for these purchases themselves. In 2013 the Council asked PVFD what their long term plan was. In effect where do they see themselves in 3-5 years and what is their plan to address their weakening financial condition?

At the Town Retreat in 2014 the Council looked at an analysis to see if the financial issues with PVFD would be solved as the Town grew to its full potential. They do not. At that time the Council again asked PVFD about their long term strategic plan. What were their expectations and solutions to the shrinking territory and revenue from Mecklenburg County? This same “*can we grow out of this problem*” analysis was looked at again after the 2015 Retreat. The outcome was the same.

At the January Council meeting to help with their cash flow problems and a declining fund balance PVFD requested fire service payments from the Town be paid quarterly in advance. This has been implemented. At our February 2015 Retreat PVFD requested a flat budget for FY2015-16 as did the other VFDs. However, PVFD’s flat budget request results in a \$71,000 deficit for them. With a projected \$71,000 budget deficit their funds will be exhausted before the end of next fiscal year and they will be unable to meet financial obligations and its service obligations to the Town under the current agreement. This does not include the additional Town spending for the fire station and fire trucks.

As previously mentioned the Town has historically provided additional funding and support to PVFD’s requests. As shown on the chart these continued increases are not sustainable by the Town, not

warranted by the nature of services that PVFD provides and not a judicious use of the Town's limited resources.

In anticipation of PVFD's financial problems the Council has encouraged them to find solutions including a potential consolidation with WCVFD. PVFD has rejected this approach and as far as I'm aware, has not identified other ways to improve their financial health. While the Town cannot require PVFD to merge, we are also not required to meet their increased funding demands or subject the Town residents to a fire protection model that is broken and could soon be insolvent and in the long term could jeopardize fire protection service."

The Mayor addressed a second chart (*this chart is also included at the end of the minutes*). "This chart shows the same data that was shown on the previous chart. The only difference is that fire service was put in at \$699,465. Under that scenario, you can see the Town's revenues versus expenditures stays in the black, the fund balance increases from ~\$1.1M to by 2024, over \$2M." The Mayor commented that the differences between the two charts are starkly clear. He outlined what he sees as a huge problem for the Town.

The Mayor added that, "As time is of the essence, I propose for discussion that Council direct the Town Attorney to create a supplemental fire agreement with WCVFD. On the same track, instruct the Town Attorney to terminate the agreement with PVFD for cause based on their inability to meet its obligations." Mayor Deter opened the floor for discussion from Council.

Councilmember Smith – Looking at the graphs, it seems evident that PVFD cannot sustain itself without heavy subsidies from the Town. It also puts the Town's fund balance in jeopardy. He feels that Council is responsible for exploring other options before raising taxes. He thinks that a possible viable option at this point could be to look at a unified contract with Wesley Chapel VFD. Councilmember Smith thinks Council should definitely explore what the Mayor proposed.

Councilmember Hadley – She asked how many Council members knew that this action item would be presented at the meeting. The Mayor answered that perhaps three Council members knew. Councilmember Hadley said, "I would like to go on record that everyone sitting at this table was aware of this action item. The action item did not include anything in the packet for debate or study before tonight." Councilmember Hadley was disappointed that everyone knew that this item would be presented but her. Mayor Deter asked if she had any other comments. She replied, "Not at this moment."

Councilmember Harrison – She reminded Council that her stance has been consistent with regard to PVFD. To her the solution was to consolidate the two fire departments. She cannot see how PVFD can sustain themselves financially. She is not going to change her stance. She wants to be proactive. In 2011, all that Council heard is that PVFD would close its doors in 2013 because they would be out of money. Looking at the numbers, PVFD will probably be out of money in March 2016. She does not want the citizens of this Town in a crisis mode when March 2016 comes around and Council is trying to figure out what to do. Councilmember Harrison also does not want to be forced into a position to give PVFD money to keep them solvent. She is also concerned about ongoing capital improvements. Councilmember Harrison is in support of what Mayor Deter is proposing.

Councilmember Hadley – When the Council first started interviewing with McGrath Consulting, she was discouraged to find out when Tim McGrath relayed to her that there were factions of this Council that would do whatever possible to get rid of PVFD, including being prepared to spend \$750,000 to break the contract to get rid of PVFD. She asked if the Mayor's motion is to break the contract with PVFD and hand the Town over to WCVFD. The Mayor said that his motion is that PVFD will be in default of the contract because of their financial condition and to cover the Town we would look at a contract with WCVFD. It would save the Town \$223,000 per year. He said that amount because that

would be the price in the contract. The contract would also stipulate caps on how much that can increase. There are no caps in place now. The contract would stipulate a time frame, amount, territory, and level of insurance service. The contract would be significantly different than what the Town has in place today.

Councilmember Hadley asked about the budget that supports this savings that the Mayor is purporting. She would like to see a budget that would support the assumed savings. The Mayor said that when Councilmember Harrison and he met with the PVFD and WCVFD chiefs, they went through some budget items, looking at potential for savings. The Mayor said that the important thing to remember is that the Town has a contract for ~\$699,000 and it has caps on it. The Town does not get into the details of how the fire departments allocate their funds. Councilmember Hadley questioned what the Mayor meant by that comment and the Mayor recounted the letter that went out that enumerated the areas of agreement. Councilmember Hadley brought up another letter that PVFD wrote that said there was an agreement to continue talks as long as the end date did not include July 2015. She said that that letter appears to have been ignored. Mayor Deter said the fact that we have made no progress and meetings have not been scheduled, he does not take that comment in good faith. Councilmember Smith added that some comments that were made during public comments were about how PVFD was not going to work with WCVFD.

Councilmember Hadley added that there has continued to be a doomsday for the solvency of PVFD. If you look across the county or state, PVFD is operating on a shoe string budget. Any other department – to provide that same level of service – is going to need to have the same budget amount. There is not a lot of extra in their budget. If you compare their budget and tax rate to others, it is obvious that the Town has been underfunding PVFD for decades. The fact that the PVFD is unsustainable it is because they have a very low tax rate. We are going to have to pay for staffing there whether it is from the Town or county. She added that in her opinion, there are other options besides the extreme position the Mayor is taking.

Councilmember Smith – He asked Councilmember Hadley for clarification about her statement about the Town having to pay regardless of who is in there, for the 24/7 coverage. He said we are promising 24/7 coverage but PVFD does not have a volunteer base to offset any costs. Right now, because they have no volunteer base, the Town has to pay. The Town's only option with PVFD is to pay for full time coverage, which comes at a high cost (\$423,000). Councilmember Smith is looking at options for how to get efficient service at an appropriate cost.

Councilmember Hadley – What she is hearing is that the Town wants to get out of the fire business. She asked why Council is not looking at an option to create a relationship with a fire district where the county can determine the tax rate. If that is the Town's biggest objection – getting out of the fire business – there are certainly different options than removing a fire department that has served the Town for 60 years and has a 10 year service agreement.

Mayor Deter – He reiterated his stance that this is a financial decision. The Town has an opportunity to save \$223,000 per year and cap the level of increases or keep them in line with increasing growth of the Town. He cannot see a reason to not proceed with his proposal. Councilmember Smith concurred with the Mayor that this is a financial decision.

Councilmember Harrison – She went on record to clarify a point that Councilmember Hadley made about what Tim McGrath may or may not have said. Councilmember Harrison said to McGrath that she wanted to see benchmarks. For the record, she never said to McGrath that she wants to get rid of a fire company. Not all Council members said that.

Councilmember Smith – He added that he does not think that anyone wants to get rid of a fire company. It is about how to best serve the Town at a sustainable rate for the long haul.

Mayor Deter – We already know with revaluation, the Town’s revenue is going to fall. In his mind, Council always has to be vigilant about being as cost efficient as possible.

Councilmember Hadley – To that point, from the chart the Mayor presented, Council does not *have* to do anything until 2020. The Mayor interpreted her comment and then she clarified. She reiterated that the Town has been underfunding PVFD for decades.

Councilmember Harrison – Up until 2012, PVFD was only 30% of the Town. So when Councilmember Hadley says the Town is underfunding, she is not even talking about the whole Town. PVFD was getting money from Weddington, a subsidy from Union and Mecklenburg counties, and the fire fee.

Councilmember Hadley – For decades, fire service has been underfunded locally and across the state and country. The situation in Weddington is like what is going on in the rest of the county. She commented that tax payers would be willing to pay the extra amount for fire service. Councilmember Hadley thinks all options have not been realized, that talks with PVFD to work with a 2016 timeline have been ignored, and that it is premature to get in front of the county. We should stay status quo right now and circle the wagons before going to the county.

Councilmember Smith made a motion to direct the Town Attorney to create a supplemental fire agreement to WCVFD, and to also prepare for termination of the agreement with PVFD, because of its inability to meet obligations of the Town, subject to getting an agreement in place with WCVFD. The vote was taken and the motion passed. Votes were recorded as follows:

AYES: Councilmembers Harrison, Smith
NAY: Councilmember Hadley and Mayor Pro Tem Titherington

Mayor Deter broke the tie and voted in the affirmative.

C. Review and Discussion of Preliminary Budget for Fiscal Year 2015-2016.

Mayor Deter introduced this item. Monday, May 4 at 6:00 pm at Town Hall was the proposed date, time, and location for the budget workshop.

Mayor Pro Tem Titherington made a motion to call a budget review for fiscal year 2016 on May 4, 2015 at 6:00 pm at Town Hall. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington
NAYS: None.

Item No. 10. New Business.

A. Review and Consideration of Job Offer for Clerk/Administrator Position

Mayor Deter introduced this item. In the agenda packet, there is a letter that asks for approval to hire Ms. Peggy Piontek to serve as Town Clerk. Her starting date would be May 4. Councilmember Hadley prefaced her comment by saying that what she was about to say is not an indication of her agreement or disagreement about what was offered to Ms. Piontek. She asked how Ms. Piontek’s salary was determined and how many Council members knew about Ms. Piontek’s salary before the memo was written. The Mayor reviewed the process. Councilmember Hadley says she was not included in discussions about Ms. Piontek’s salary. She made notice that moving forward, all Council members should be informed about such proposed decisions. Councilmember Smith made a motion to accept the memo offering Ms. Peggy Piontek the Town Clerk position at the salary stated with the start date stated. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington
NAYS: None

B. Review and Consideration of Proposal from Miracle Amusements for the 2015 Weddington Festival – Councilwoman Harrison.

Councilwoman Harrison presented this item. The proposal in total is \$6,000. A quarter of the payment, \$1,400, is required now. Profits made at the last festival would cover the \$1,400 down payment. The remaining amount is \$4,600, but the contract incorrectly states \$5,400. The vendor asked her to cross out the \$5,400 and initial it. She wanted to be upfront about it. The rain date is the next day. The vendor is insured.

Mayor Deter asked Town Attorney Fox about the proposal containing the wrong amount (\$5,400 vs. \$4,600). Mr. Fox said that the proposal will need to reflect the correct amount before it is signed. Councilmember Harrison provided additional information about the vendor's personal situation and asked if the Council could work to accommodate him. Mr. Fox said he could modify the proposal with the appropriate language, then signatures will be added and the proposal will be sent to the vendor to sign. Councilwoman Harrison made a motion to approve the amended proposal from Miracle Amusements. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington
NAYS: None

C. Added item: Discussion and Consideration of February Minutes.

Councilmember Hadley introduced this item. The February 2015 Retreat minutes have been written but have not been proofread yet. The February 9 Regular Town Council meeting minutes, the February 25 and February 26 Special meeting minutes have not been typed yet. Councilmember Hadley suggested that Town staff member Tonya Goodson type these minutes, to be completed by the May 11 Regular Town Council meeting. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington
NAYS: None

Item No. 11. Update from Town Planner. The Town Council received the following memo from Town Planner Burton:

- The LDS church on Hemby Road submitted an application for a Conditional Zoning major amendment providing new stormwater and parking plans. The Planning Board reviewed the plans on March 23 and recommended approval to the Council.
- It appears as if the annual event, Drumstrong, has found another location outside of Weddington to hold their event for 2015.
- The Planning Board approved the entry monument plans for the Atherton Estates entrance on Weddington Road.

Item No. 12. Public Safety Report.

Mayor Pro Tem Titherington said that Officer Louie is doing a great job. He had a comment for Council about how alarm data should be listed – *not* including names or addresses of residents. Councilmember Smith will tell Officer Louie about this request. Councilmember Smith noted that there are still openings on the Public Safety Committee. He plans to ask Tonya Goodson to put out an email and distribute a notice on the Sunshine List as well.

Providence VFD

March 2015 Calls

Union Calls

Fire - 18

EMS - 15

Total - 33

Mecklenburg Calls

Fire - 7

EMS - 11

Total - 18

Wesley Chapel VFD

8 Calls in Weddington

Stallings VFD

1 Call in Weddington

Weddington Deputies

No report was provided.

Item No. 13. Update from Finance Officer and Tax Collector.

Mayor Deter reported that Ms. Gaylord is under the weather. She can fill Council in on other items when she returns next week.

Item No. 14. Transportation Report.

Councilmember Harrison reported on the most recent meeting of this group. A special meeting was also held that dealt with 485 and I-77. The media was present at that meeting. The next meeting is Wednesday and there are other pending items coming down the pipe line.

Item No. 15. Council Comments.

Mayor Pro Tem Titherington – No additional comments.

Councilmember Smith – No additional comments

Councilmember Hadley – She is disappointed to find that Council spent close to \$9,000 in attorney fees in the month of February for strategy and advice and writing a Resolution to withdraw the municipal district. This started on February 3. She was not informed about it until February 25. Now, we have rescinded the Resolution that cost \$9,000 of tax payer dollars. She would hope that before Council gets into other legal expenses and expectations that Council is more assured on the direction that they are going to take.

Councilmember Harrison – She thanked everyone that came out for the Easter Egg Hunt. They had 400 kids participate, 4,000 eggs, and 34 volunteers. She thanked both fire departments. The kids that won bikes were very happy. She thanked everyone that came out for Litter Sweep and gave a shout out to Eldon Hardy. She wanted to thank Town staff for helping her with the Easter Egg Hunt and Litter Sweep.

Mayor Deter – He thanked Councilmember Harrison and Pat Harrison for the Easter Egg Hunt and thanked Councilmember Harrison for her work on Litter Sweep.

Item No. 16. Adjournment.

Councilmember Smith moved to adjourn the April 13, 2015 Regular Town Council Meeting. All were in favor, with votes recorded as follows:

AYES:	Councilmembers Harrison, Hadley, Smith and Mayor Pro Tem Titherington
NAYS:	None

The meeting adjourned at 8:38 p.m.

Bill Deter, Mayor

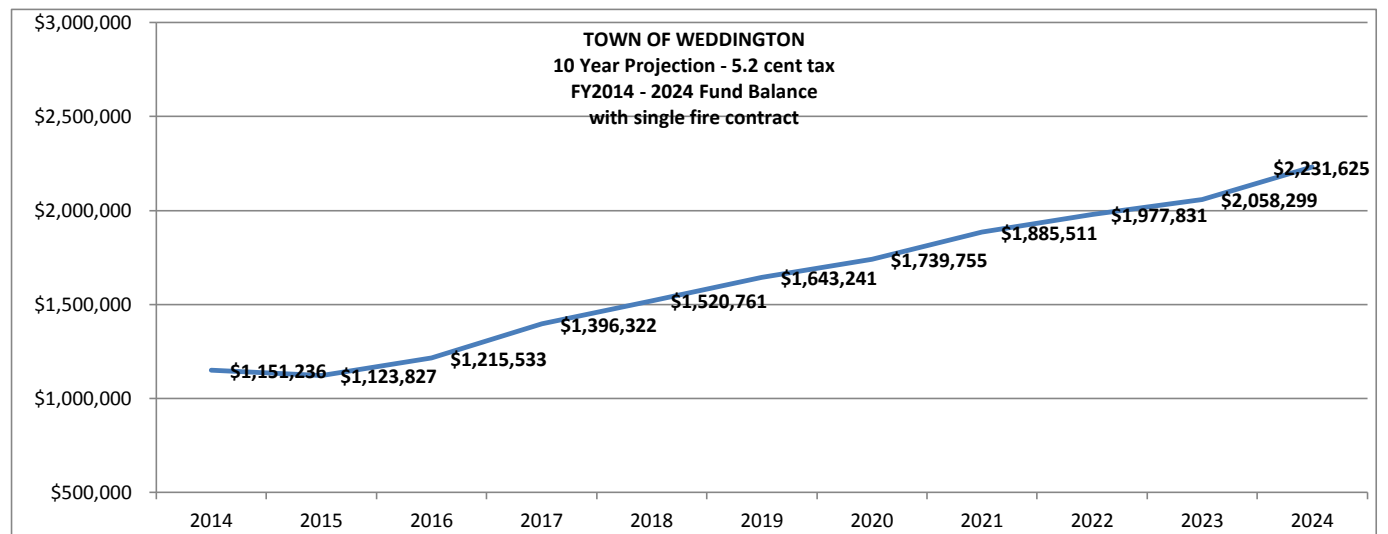
Emily Parker, Interim Town Clerk

TOWN OF WEDDINGTON
10 YEAR PROJECTIONS - 5.2 CENT TAX *w/ single fire contract*
FY2015 - 2024

	ACTUAL		<i>5% reval decrease</i>				
	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Estimated Tax Base	\$1,942,018,560	\$2,006,884,008	\$1,979,689,808	\$2,060,689,808	\$2,115,189,808	\$2,182,856,474	\$2,228,356,474
Ad Valorem (5.2 cents)	\$1,101,240	\$1,101,906	\$1,084,982	\$1,127,419	\$1,155,846	\$1,191,511	\$1,216,356
State collected	\$730,567	\$729,000	\$743,580	\$758,452	\$773,621	\$789,094	\$804,875
Zoning & Subdivision	\$145,560	\$113,500	\$91,630	\$63,470	\$42,900	\$31,350	\$30,000
Other	\$8,957	\$6,500	\$7,750	\$9,000	\$9,000	\$9,375	\$9,375
TOTAL ESTIMATED REVENUE	\$1,986,324	\$1,950,906	\$1,927,942	\$1,958,341	\$1,981,367	\$2,021,330	\$2,060,606
Fire Service	\$758,475	\$752,625	\$699,465	\$709,957	\$720,606	\$731,415	\$742,387
Fire Station & Trucks	\$0	\$712,975	\$0	\$0	\$0	\$0	\$0
Deputies	\$242,888	\$243,850	\$252,385	\$261,218	\$270,361	\$279,823	\$289,617
Other	\$793,858	\$805,781	\$869,225	\$844,222	\$836,739	\$840,913	\$879,545
TOTAL ESTIMATED EXPENSES	\$1,795,221	\$2,515,231	\$1,821,075	\$1,815,397	\$1,827,706	\$1,852,151	\$1,911,549
REVENUE LESS EXPENDITURES	\$191,103	(\$564,325)	\$106,867	\$142,944	\$153,661	\$169,179	\$149,057

FUND BALANCE (Rainy Day Fund)

Total Fund Balance at end of current fiscal year	\$2,652,689	\$2,088,364	\$2,195,231	\$2,338,175	\$2,491,836	\$2,661,015	\$2,810,072
Less: Reserve for 6-mths worth of next yr's expenses	(\$901,128)	(\$910,538)	(\$907,699)	(\$913,853)	(\$926,076)	(\$955,775)	(\$991,318)
Fire truck & equipment reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Town Hall building & capital reserve	(\$36,000)	(\$54,000)	(\$72,000)	(\$28,000)	(\$45,000)	(\$62,000)	(\$79,000)
Amount needed to cover next year's deficit	(\$564,325)	\$0	\$0	\$0	\$0	\$0	\$0
Available for next fiscal year	\$1,151,236	\$1,123,827	\$1,215,533	\$1,396,322	\$1,520,761	\$1,643,241	\$1,739,755



10% reval increase

<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
\$2,272,923,604	\$2,307,017,458	\$2,341,622,720	\$2,610,909,332
\$1,240,243	\$1,259,326	\$1,278,185	\$1,416,374
\$820,973	\$837,392	\$854,140	\$871,223
\$22,500	\$15,000	\$12,500	\$12,500
\$9,375	\$9,500	\$9,500	\$9,500
\$2,093,091	\$2,121,218	\$2,154,325	\$2,309,597
\$753,522	\$764,825	\$776,298	\$787,942
\$0	\$0		
\$299,754	\$310,245	\$321,104	\$332,343
\$929,359	\$922,965	\$928,359	\$967,667
\$1,982,635	\$1,998,035	\$2,025,761	\$2,087,952
\$110,456	\$123,183	\$128,564	\$221,645

\$2,920,528	\$3,043,711	\$3,172,275	\$3,393,920
(\$999,018)	(\$1,012,881)	(\$1,043,976)	(\$1,075,295) *
\$0	\$0	\$0	\$0
(\$36,000)	(\$53,000)	(\$70,000)	(\$87,000)
\$0	\$0	\$0	\$0
\$1,885,511	\$1,977,831	\$2,058,299	\$2,231,625

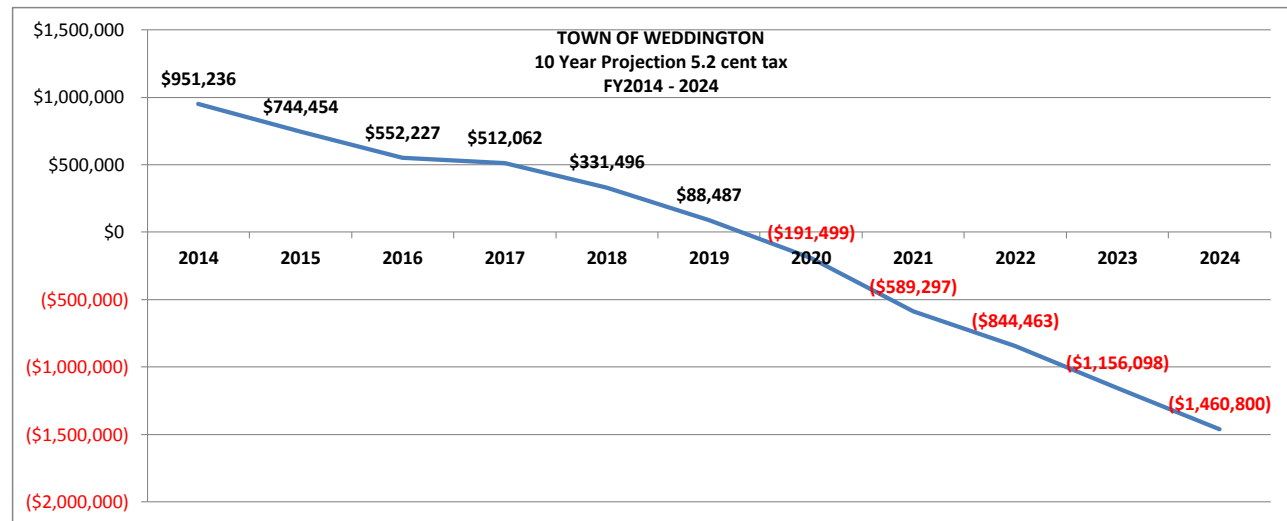
*estimated

TOWN OF WEDDINGTON
10 YEAR PROJECTIONS - 5.2 CENT TAX - *status quo*
FY2015 - 2024

	ACTUAL		5% revaluation decrease				
	2014	2015	2016	2017	2018	2019	2020
Estimated Tax Base	\$1,942,018,560	\$2,006,884,008	\$1,979,689,808	\$2,060,689,808	\$2,115,189,808	\$2,182,856,474	\$2,228,356,474
Ad Valorem (5.2 cents)	\$1,101,240	\$1,101,906	\$1,084,982	\$1,127,419	\$1,155,846	\$1,191,511	\$1,216,356
State collected	\$730,567	\$729,000	\$743,580	\$758,452	\$773,621	\$789,094	\$804,875
Zoning & Subdivision	\$145,560	\$113,500	\$91,630	\$63,470	\$42,900	\$31,350	\$30,000
Other	\$8,957	\$6,500	\$7,750	\$9,000	\$9,000	\$9,375	\$9,375
TOTAL ESTIMATED REVENUE	\$1,986,324	\$1,950,906	\$1,927,942	\$1,958,341	\$1,981,367	\$2,021,330	\$2,060,606
Fire Service	\$758,475	\$752,625	\$823,625	\$861,350	\$895,518	\$936,734	\$974,405
Fire Station & Trucks	\$0	\$712,975	\$0	\$500,000	\$0	\$0	\$0
Deputies	\$242,888	\$243,850	\$252,385	\$261,218	\$270,361	\$279,823	\$289,617
Other	\$793,858	\$805,781	\$869,225	\$844,222	\$836,739	\$840,913	\$879,545
TOTAL ESTIMATED EXPENSES	\$1,795,221	\$2,515,231	\$1,945,235	\$2,466,790	\$2,002,618	\$2,057,470	\$2,143,567
REVENUE LESS EXPENDITURES	\$191,103	(\$564,325)	(\$17,293)	(\$508,449)	(\$21,251)	(\$36,140)	(\$82,961)

FUND BALANCE (Rainy Day Fund)

Total Fund Balance at end of current fiscal year	\$2,652,689	\$2,088,364	\$2,071,071	\$1,562,622	\$1,541,371	\$1,505,231	\$1,422,270
Less: Reserve for 6-mths worth of next yr's expenses	(\$901,128)	(\$972,618)	(\$983,395)	(\$1,001,309)	(\$1,028,735)	(\$1,071,784)	(\$1,124,287)
Fire truck & equipment reserve	(\$200,000)	(\$300,000)	(\$400,000)		(\$100,000)	(\$200,000)	(\$300,000)
Town Hall building & capital reserve	(\$36,000)	(\$54,000)	(\$72,000)	(\$28,000)	(\$45,000)	(\$62,000)	(\$79,000)
Amount needed to cover next year's deficit	(\$564,325)	(\$17,293)	(\$63,449)	(\$21,251)	(\$36,140)	(\$82,961)	(\$110,482)
Available for next fiscal year	\$951,236	\$744,454	\$552,227	\$512,062	\$331,496	\$88,487	(\$191,499)



	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
	10% reval increase			
Estimated Tax Base	\$2,272,923,604	\$2,307,017,458	\$2,341,622,720	\$2,610,909,332
Ad Valorem (5.2 cents)	\$1,240,243	\$1,259,326	\$1,278,185	\$1,416,374
State collected	\$820,973	\$837,392	\$854,140	\$871,223
Zoning & Subdivision	\$22,500	\$15,000	\$12,500	\$12,500
Other	\$9,375	\$9,500	\$9,500	\$9,500
TOTAL ESTIMATED REVENUE	\$2,093,091	\$2,121,218	\$2,154,325	\$2,309,597
Fire Service	\$1,019,460	\$1,060,992	\$1,110,265	\$1,156,054
Fire Station & Trucks	\$0	\$500,000		
Deputies	\$299,754	\$310,245	\$321,104	\$332,343
Other	\$929,359	\$922,965	\$928,359	\$967,667
TOTAL ESTIMATED EXPENSES	\$2,248,573	\$2,794,202	\$2,359,728	\$2,456,064
REVENUE LESS EXPENDITURES	(\$155,482)	(\$672,984)	(\$205,403)	(\$146,467)
Total Fund Balance at end of current fiscal year	\$1,266,788	\$593,804	\$388,401	\$241,934
Less: Reserve for 6-mths worth of next yr's expenses	(\$1,147,101)	(\$1,179,864)	(\$1,228,032)	(\$1,264,873) *
Fire truck & equipment reserve	(\$400,000)		(\$100,000)	(\$200,000)
Town Hall building & capital reserve	(\$36,000)	(\$53,000)	(\$70,000)	(\$87,000)
Amount needed to cover next year's deficit	(\$272,984)	(\$205,403)	(\$146,467)	(\$150,861) *
Available for next fiscal year	(\$589,297)	(\$844,463)	(\$1,156,098)	(\$1,460,800)

*estimated