

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING
MONDAY, MAY 4, 2015 - 7:00 P.M.
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Special Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on May 4, 2015 at 7:00 p.m., with Mayor Bill Deter presiding.

Present: Mayor Bill Deter, Mayor Pro Tem Don Titherington, Councilmembers Michael Smith and Barbara Harrison, Town Clerk Peggy Piontek and Finance Officer Leslie Gaylord

Absent: Councilmember Pamela Hadley

Item No. 1. Open the Meeting. Mayor Bill Deter opened the May 4, 2015 Special Town Council Meeting at 7:00p.m. There was a quorum.

Item No. 2. Budget Workshop - Finance Officer Leslie Gaylord advised that before Council is the most recent version of the Fiscal Year 2015-2016 proposed budget. It starts off with operating budget, the only change from the last version is the adjustment of ad valorem taxes for the estimated number received from the County after staff had prepared last months budget version. The information resulted in a change of revenue from \$1,000,000.00 to \$944,000.00 leaving the Town with an operating budget of revenues over expenditures of \$805,424.99. Ms. Gaylord directed Council to the last page of the budget where there is the one time, non operating item that we can debate and consider.

Mayor Pro Tem Titherington inquired what collection rate percentage is used to get the amount of \$944,000.00. Ms. Gaylord replied we used 97.5%, as we are not permitted to use any kind of actual collection percentage, although we are normally a bit higher than that but since the Tax Collector has been assisting during the Town Clerk absence we estimated a bit lower than the normal percentage rate.

Mayor Deter stated that the County revaluation cost the Town about \$90,000.00, Ms. Gaylord confirmed that statement.

Ms. Gaylord directed Council back to the highlighted items on the non operating expenditure page. She pointed out that she bumped down the Zoning and Permit fees; with the fire department savings she decreased the revenue a little bit.

Councilmember Harrison stated that she is not seeing any new permits for the last few weeks. Ms. Gaylord agreed, stating we've had a good year and expressed concern that those fees might not continue to be as high and did not want to rely on revenues that might not be as plentiful. Ms. Gaylord explained that the town is entering into a new contract with Wesley Chapel Fire Department effective July 29, 2015, so the number of \$641,176.00 is a pro rated 11 month number for them.

Councilmember Harrison inquired if there have been any funds allocated for auditing, as she believes we need to be prepared to audit Wesley Chapel Fire Department because previously we conducted an audit after a certain dollar amount triggers an audit, then we should continue with that practice. Ms. Gaylord inquired if the request is for us to fund it or to determine if they will fund it on their own? Mayor Pro Tem Titherington suggested that we see if they will fund it on their own but recommends a placeholder

just in case. Ms. Gaylord stated that for Providence, Wesley Chapel and Stallings Fire Departments there is one amount for each that relates to the continuation of their current contract for the one month ending July 29, 2015; calculating what we are currently paying them and dividing it by 12 to get the monthly amount. Ms. Gaylord informed Council that there is one blank line that is for the potential penalty, although not in the budget, she does not believe it's that probable. If it ends up coming to fruition, we'll just amend the budget.

Mayor Pro Tem Titherington confirmed that what is listed there that was incurred for 2015 is how she arrived at the figure of \$712,975.00. Ms. Gaylord confirmed he was correct, as that was the fire station purchase and the amounts that we paid them.

Ms. Gaylord stated that she filled in the amount for the parking expansion and garage pavement, it's just a guestimate as she has no idea what that would cost. If it comes in higher or lower we can adjust it.

Councilmember Harrison stated she believes it'll come in higher based on some of the discussions she has had.

Mayor Pro Tem Titherington requested clarification on \$48,000.00 less \$11,185.00 on Stallings. Ms. Gaylord replied that was because we reallocated some territory and at the time we did the budget their original contract was \$48,000.00 and that was going to be the change. Mayor Pro Tem Titherington stated that Wesley Chapel is \$124,000.00 plus \$11,185.00 Ms. Gaylord agreed.

Mayor Deter inquired if the parking expansion was scheduled for this year, Councilmember Harrison replied it was and she has started the process but will not be able to complete it by the end of the fiscal year.

Councilmember Smith stated the Public Safety Committee agreed we should return the radar trailer so those funds can be released and applied to the parking expansion .

Ms. Gaylord stated that she has heard nothing from the County about the Urban Forrester, asking that if the fee stays flat we keep it; if it goes up we're out.

Councilmember Harrison stated that we agreed not to go over \$4,000.00 and to check with the Town Planner Julian Burton to see if he finds it beneficial.

Mayor Pro Tem Titherington stated that we have used them in the past on recommendations for landscaping trees and I do know that we've got several landscape architects in town that want to come down and speak with Julian. There was general conversation amongst Council and Ms. Gaylord pertaining to this subject.

Mayor Deter moved the meeting along to discuss the budget item on website design. Ms. Gaylord advised that it was probable it would not get completed by June 30th so she included the customizing and the mobile platform which is how it came out to the amount indicated.

Ms. Gaylord stated that we should leave a placeholder for the alarm software package for tracking and billing for false alarms, we do not generate a lot of false alarm money so the cost benefit is questionable.

Councilmember Harrison inquired if there are funds reserved for a new alarm system for town hall. Ms. Gaylord replied we do not, but we can use it as minor repairs from our building maintenance budget. Councilmember Smith advised that he has an estimate that he will bring to Ms. Gaylord. Council had a discussion pertaining to the advantages and disadvantages of having a false alarm policy. Town Clerk

Peggy Piontek stated she would do some research on the matter and get back to Council with her findings. Council directed Ms. Gaylord to remove the place marker for the system and they will revisit it next year at the retreat.

Ms. Gaylord directed Council's attention to the line item marked for Historian. Councilmember Harrison stated that we sometimes use these funds for interns who have performed research on Weddington and feels it should remain in the budget.

Mayor Deter inquired if Council received his email about the young man who is interested in interning for the Town, perhaps he can continue to do research on the town and we can provide him with a small stipend.

Ms. Gaylord stated that the retreat facilitator stated that their fees would be going up next year and she has allocated for an increase in the budget. Council agreed they were very productive and helpful in keeping the retreat moving and worth the investment.

Ms. Gaylord addressed the staff salaries allowing for 1.5% COLA and a 1.5% bonus, like last year, it's just a place holder. Council discussed going into closed session at the next meeting to discuss staff salaries.

Ms. Gaylord explained that she placed the \$1,000.00 adjustment of the new Clerk's salary in the operating budget; it was originally entered as \$70,000.00 but will be bumped up to \$71,000.00 early in the budget season.

Ms. Gaylord explained that the amount allocated for street lights is a place holder, we discussed wanting two but do we want any more? They discussed the possibility of having the developer put some up. They have allocated for eight to ensure they have the funds and appropriate lighting where needed.

Ms. Gaylord advised that the contingency line item is, if Council approves all items on there, we would have revenues over expenses of \$20,000.00. We are allowed to budget that, we're limited by state statute to 5% of expenditures so the highest that number could be is \$92,000.00. The final blank fund balance assignment is where she took out the fire service capital projects.

Councilmember Harrison stated that she is looking at putting a contingency for a left hand turn lane on the corner of Highway 84 and Twelve Mile Creek Road but she hasn't gotten a number. When she contacted NCDOT they sent a representative out to inspect it, replying "it's not good but is livable". Councilmember Harrison then asked the NCDOT representative if it's part of the Rea Road extension. If it is not how much would it cost? They never got back to her with that information

Councilmember Smith stated he was unaware that Councilmember Harrison was working on it, as he is working on an alternative, since all the traffic is stemming from the school traffic. We might be able to meeting with John Collins to look at some ways to relieve the traffic. There was general conversation pertaining to the location, its issues and possible solutions.

Mayor Pro Tem Titherington suggested that we get traffic counts out there for both ways and we need to get Jonathan Bower over there to ensure he is aware of it.

Councilmember Smith asked Council if they would approve purchasing a small traffic counter. He looked it up on line and the cost is approximately \$400.00. By consensus Council agreed he should purchase it.

Councilmember Smith advised that the radar sign has to be returned because NCDOT will not permit the Deputies to hang the radar signs on NCDOT Street or speed limit signs.

Ms. Gaylord explained that she will add the items that have been approved this evening, take out the \$8,000.00 for the software package, will plug it back into the operating budget to make a final budget to present and call for a Public Hearing at the May 11th meeting.

Mayor Pro Tem Titherington stated that it's basically about a \$28,000.00 net and we'll have to deal with the contingencies on the fund balance.

Mayor Pro Tem Titherington inquired about the expense of renovations to the exterior of town hall, will it be painted or sided? Councilmember Harrison advised that last year she put the money in capital for that and this year we can do the same thing and move it and take it. Ms. Gaylord suggested that we take the \$28,000.00 and put it in building maintenance and repair.

Item 3. Oath of Office – Peggy Piontek

Mayor Deter called Peggy Piontek up to administer the Oath of Office. Ms. Piontek came, raised her right hand and put her left hand on the Bible and stated:

I, Peggy Piontek, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution of the State of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Town Administrator/Town Clerk, and that I will not allow my actions as Town Administrator/Town Clerk to be influenced by personal or political friendships, so help me God.

Item 5. Adjournment

Councilmember Mike Smith moved to adjourn the May 4, 2015 Special Town Council Meeting. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

The meeting adjourned at 8:30 p.m.

Bill Deter, Mayor

Attest:

Peggy Piontek, Town Clerk