

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, NOVEMBER 9, 2015 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA**

Prayer – Mayor Bill Deter

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum

PUBLIC ADDRESS TO THE COUNCIL

Any individual or group who wishes to address the Council may do so at this time. Each speaker will have three (3) minutes to make their remarks and shall obey reasonable standards of courtesy in their remarks. Typically, this is a time for the Mayor and Council to hear from the public and not respond. If questions are raised, a member of the Town Council or Staff may contact the individual after the meeting to help address issues raised. If the item you wish to speak about is a Public Hearing item, address your concerns during that time and not under the Public Comment period.

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

Consent Agenda. The Council may designate a part of the agenda as the "Consent Agenda." Items placed on the consent agenda are judged to be non-controversial and routine. Any member of the Council may remove an item from the consent agenda and place it on the regular agenda while the agenda is being discussed and revised prior to its adoption at the beginning of the meeting. All items on the consent agenda shall be voted on and adopted by a single motion, with the minutes reflecting the motion and vote on each item.

6. Consent Agenda
None

7. Approval of Minutes
 - A. September 14, 2015 Regular Town Council Meeting
 - B. October 12, 2015 Regular Town Council Meeting

The Public must sign up before the beginning of the meeting to speak on an item under Public Hearings. The Mayor will recognize speakers in the order in which their names appear on the sign-up sheet. The Council sets the rules for the Public Hearing. The rules may include, but are not limited to, rules fixing the maximum time allotted to each speaker; providing for the designation of spokespersons for groups of persons supporting or opposing the same positions; providing for the selection of delegates from groups of persons supporting or opposing the same positions when the number of persons wishing to attend the hearing exceeds the capacity of the Town Hall; and for providing for the maintenance of order and decorum in the conduct of the hearing. Each speaker must address the Council from the lectern and begin their remarks by giving their name and address. Each speaker will have three (3) minutes to make remarks. A speaker may not yield any of his or her

time to another speaker. Speakers must be courteous in their language and presentation. Personal attacks on the Council or members of the public will not be tolerated.

The Mayor may determine whether a speaker has gone beyond reasonable standards of courtesy in his or her remarks and shall rule on objections from other members of the Council on discourteous behavior. A majority vote of the Council may overrule the Mayor's ruling on standards of courtesy. Speakers may leave written comments and/or supporting documents, if any, with the Town Clerk to the Council.

8. Public Hearing and Consideration of Public Hearing

- A. Review and Consideration of Enforcement Items Manual and related Text Amendments for Sections 58-13, 58-23, 58-151 and 58-543.2. – the proposed Enforcement Manual and Text Amendments will create a better structure for the approval procedure regarding renewable permits.

9. Old Business

A. Fire Service Update

- Septic System Update
- Council Comments

B. Update on Town Hall Maintenance

10. New Business

- A. Review and Consideration of amendments to the Land Use Plan to align the Plan with Stormwater and Buffer Policy changes

11. Update from Planner

12. Update from Finance Officer and Tax Collector

13. Public Safety Report

14. Transportation Report

15. Council Comments

16. Adjournment

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, NOVEMBER 9, 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 November 9, 2015, with Mayor Bill Deter presiding.

Present: Mayor Bill Deter, Mayor Pro Tem Don Titherington, Councilmembers Michael Smith, Pamela Hadley and Barbara Harrison, Town Attorney Anthony Fox, Finance Officer Leslie Gaylord, Town Planner Julian Burton, and Town Administrator Peggy Piontek

Visitors: Walton Hogan, Mike Davis, Scott Buzzard, Bob Lockerman, Don Titherington Sr., Ginny Reid, Marcos Bilbao, Jill Price, Mikki Weaver, Andy Stallings, Peggy Stallings, Jeff Rohland, Elton Hardy, Brian O'Connell, Charlene Conner, Jim Vivian, Julie Moore, Andrew Moore, Robert Moore, Thomas Moore, Bobby Olsen, Hudson Pirkey, Park Pirkey, Dan Barry and Erik Blowers

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

Item No. 1. Open the Meeting Mayor Deter opened the November 9, 2015 Regular Town Council Meeting at 7:00 p.m.

Item No. 2. Pledge of Allegiance Mayor Deter – We have some special guests here this evening from Boy Scout Troop 299. They are here as part of their Communication Merit Badge. We have Robert Moore a Star Scout, Thomas Moore, a Tenderfoot Scout and Bobby Olson a Life Scout which is one step below an Eagle Scout. That is a major accomplishment. We have Hudson Pirkey, First Class and Park Pirkey the Scout Leader, who spends a lot of time with these young men in our community. The Scouts led in the Pledge of Allegiance.

Item No. 3. Determination of Quorum There was a quorum.

PUBLIC ADDRESS TO THE COUNCIL

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Speak about is a Public Hearing item, address your concerns during that time and not under the Public Comment period.

Item No. 4. Public Comments

Mayor Deter opened Public Comments.

Don Titherington Sr. – I would like to congratulate you Bill on your reelection. Congrats on winning all five Precincts in this reelection. I would like to compliment you on your positive campaign verses the other signs we all saw around our community that weren't as nice. Thanks to our new Council Members that were elected. We have two new Council Members coming on. As we move from the election, I think we would all like to hear what your plans are for 2016 – 17, short term/long term plans. Some would like to share in your work, I've got three thoughts. Get the fire station named; end this frivolous lawsuit Mr. Fox, please. On behalf of the Town save us money. Three, improve the enforcement of our town speed limits.

Mike Davis - 4612 Homestead Place - First of all thanks once again for those who served in the past, present and moving forward. My best wishes for continual improvement on the flow of goings on in this town. It is my hope that this town can get some calmness and settle down and enjoy what we all moved here for; controlled growth, low taxes, small town appeal, neighbors who get along, good services for protection of our homes and families and all the other rich attributes for a small town. I really hope that the town and its people realize enough already about a vote for a fire department model that is done and put to rest and move on. As I said before, it's the single most divisive issue we've dealt with in this town for many, many years. The town basically has voted twice to pour salt. Let's become one again, support our elected officials, ask for and expect honesty and respect in return. Let's take comfort in knowing that the services we are receiving, and have always received, are exceptional and that the hired and the volunteers have never quit on us and let's always give them our support. Finally for those who have served in the past, like I said, we appreciate your services on that.

Walt Hogan - 5009 Laurel Grove Lane - First I would like to congratulate you Mayor for your win and also Scott Buzzard, great election year. You did a great job the last two years. You said what you were going to do. You had a plan and executed it. You said what you want to do in the future and the plan was followed. I have requests for the next two years. I would like a formal special commission to investigate the back building with the \$206,000.00 spent on it; \$14,000.00 for the framing, \$10,000.00 or \$12,000.00 for the other fees and the \$22,000.00 for the contract management. I would also like a solution to the apparently previously known faulty septic system and possible fraudulent sale of the property in the first place. I recommend Ms. Harrison lead that effort. I recommend an exact, clear definition of the words "mixed use". What it means, where it belongs and where it doesn't belong. I think we need to tighten the

definition of ethics, including the concept of the appearance of wrongdoing. I think we need to formally recuse or have Ms. Propst recuse herself until after the Barry/Hadley \$750,000.00 penalty suit is settled. Perhaps the streaming video so the citizens who came to the meeting here can see what's going on. Ms. Harrison, thank you for your service and your actions in the best interest of Weddington. For your information 1,045 of the 1,800 votes cast were not for Ms. Propst, so there is no mandate from the Weddington voters there. Thanks also to Ms. Callis for putting the interest of Weddington ahead of her personal gain. I support your decision and appreciate it. Perhaps your example should be a lesson for other folks. Ms. Hadley thank you for proving that a small special interest group and developers, their money and your spin on political rhetoric can be defeated by sticking to facts and past performance. For example, the video of you pulling up election signs did not appear, although it does exist. You still deserve to be removed from Council for your ethical breach and some have suggested that you are monetarily responsible for the lawsuit. Anyway, the citizens did not want to elect the developers with you as their leader. Is this a great country or what?

Erik Blowers – 4001 Ancestry Circle, Weddington - I'd like to ask the Council to consider the next term to look at the way we elect people in this town. North Carolina allows basically three individual ways to select people. We stick to the simple plurality method. We had a Mayor elected about 5-6 years ago with 66% of the people in this town voting against her. But she won because she had plurality. We now have a Councilperson who was elected with 58% of the people in this town voting against her. I think that in order to have a valid service by these people we need to consider one of two things: A nonpartisan primary with an election depending on how many people are running for a particular office or elections run off method. Those are things that you can consider at the next term and could be done at a planning conference or something along those lines. I would also like to speak to the fact that we do have a new Council coming on and mainly it has been issued by the voters of this town. I would ask that the town seriously consider a second legal opinion on the lawsuit that is currently pending against the town. I know that Parker Poe wrote the initial contract and I think it's time for a second opinion. I believe the taxpayers are paying a lot of money for Parker Poe right now to address this issue. Unfortunately, that is our system. I can tell you before I read the contract I believe from an equitable position Providence Volunteer Fire Department, as much as I hate to say it, has something coming to them. They did give up something in return for what the town got and I think if we simply paid them the \$750,000.00 initially this would all be behind us at this point in time. I do not agree with things they have done. I wish that more people from Providence that said they wanted to serve this community would do so and join Wesley Chapel and put this chapter behind us once and for all and not have this petty bickering that we have dealt with. I cannot believe that Town Council meeting we had at the Church. I have never seen a more disgusting display against public officials in my life. It was just uncalled for. I look forward to a pleasant future. I ask that you please get a second legal opinion. This whole thing is going to

end up in negotiation, I can tell you that right now. We all know it. Let's settle this thing and move forward as quickly as possible.

Elton Hardy – Providence Place- I had two things that had come up to me. This is something that I had some neighbors asked me to voice. Number one was the back building and their concerns were the \$206,000.00 that was invoiced by a Board Member of PVFD. Where did the money go to? They asked and said they feel like it's the Council's responsibility to investigate this and put this to bed. Get to the bottom of it and that it was pretty outrageous. If it's 800 and something square feet that was remodeled with \$206,000.00 and I have photographs that neighbors had sent me that had gone and looked at all of this. The other thing, which is a different issue, is back to the road issue. I had a number of neighbors talk to me about the Falls; with all the mud we have, it's a pig path out there. Could they have a water truck to wash down the road after they cross back and forth with their heavy equipment, as they are hauling everything out? Then the third thing, I think Don's working on this, is the illegal intersection that needs to be cut down. As we add all these houses between Vintage Creek, Moser's development that's going in, there are about 450 houses on Antioch Road from Vintage Creek all the way down to Huntington. This illegal intersection/wide curve hasn't killed anyone that I know of, although there have been a number of wrecks, and is always pretty exciting when you pull in and out. That was the other thing that I had on my request.

Bob Lockerman – 1032 Antioch Woods Drive, Antioch Woods Neighborhood – Just two quick things, one is actually a follow up to what Elton has spoken of. Our neighbors have also asked if the Council would take a look and do what they could with your influence. You guys did a nice job in talking with DOT earlier and getting some shoulders filled in on our road. We appreciate that. It made a difference. But long term, Antioch Church Road needs some work. We speak in support of Elton's neighborhood but also for the fact that you take a look at the major thoroughfares. Antioch Church Road connects the Weddington School District. It connects Wesley Chapel to the YMCA, to the Francis Beatty Park. It's really becoming a main corridor and then when you put the rest of the homes on there it's just going to increase. Forest Lawn had a nice free pavement. That's great, but the corridor that has not had anything done to it is Antioch Church Road. You have worked with DOT in the past and I appreciate it. Any efforts that the Town could do would be appreciated by our neighborhood. The second thing, real quick, would be to keep an eye on the development currently The Falls. The neighbor next to me at 1036, I'm not exactly sure, the set back off of our neighborhood but they clear cut within about 35 feet of their property at 1036 Antioch Woods Drive. Just check and see; it could be perfectly fine, I just want you to check and make sure. I appreciate the work with the Council and good luck with the next couple of years.

Mayor Deter closed Public Comments.

Item No. 5. Additions, Deletions and/or Adoption of the Agenda

Mayor Pro Tem Titherington moved to adopt the agenda as written. All were in favor, with votes recorded as follows:

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

NAYS: None

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Item No. 6. Consent Agenda

None

Item No. 7. Approval of Minutes

A. September 14, 2015 Regular Town Council Meeting

B. October 12, 2015 Regular Town Council Meeting

Councilwoman Hadley – On page 17 instead of “step plan”, it was the “stack plan”. Also, I forget the page number I want to clarify in the minutes that I did not nod in affirming a question.

Mayor Pro Tem Titherington moved to approve September 14th minutes as they are noted in our packet. That is item 7a. All were in favor with the votes recorded as follows:

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

NAYS: None

Mayor Pro Tem Titherington – I would agree on page 17 that the “step plan” should be a “stack plan”. I think that Peggy distributed clarification notes this afternoon. I would disagree with Councilwoman Hadley’s comment around the nod of the head as a question. I make a motion to approve the October 12th minutes as noted by staff with the exception of the page 23 comment by Pamela Hadley, where she is trying to change the minutes as written. The votes recorded as follows:

AYES: Councilmembers Harrison, Smith and Mayor Pro Tem Titherington

NAYS: Councilmember Hadley

Councilwoman Hadley – Please note in the minutes that I disapproved.

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Item No 8. Public Hearing and Consideration of Public Hearing

A. Review and Consideration of Enforcement Items Manual and related Text Amendments for Sections 58-13, 58-23, 58-151 and 58-543.2

Town Planner Julian Burton - This is a series of related Text Amendments along with what would be a supplementary document for an Enforcement Manual. There are several items that we need to have applicants reapply for every year; they need to be renewed annually. These Text Amendments will simplify the process for staff from an administrative point of view. What it does; is lay out several different renewal windows for each item. That way each year we will get a renewal application for all the different items. For example: for a sales office they would reapply during the month of June, for a subdivision sales signs it would be also in June, construction trailers would be in June. Entrance gates which would include emergency gates would be in August and then stormwater pond maintenance would be in October. The supplementary document is the Enforcement Manual, which is the first page in that part of your packet that lays out all the renewal windows. Subsequent Text Amendments deal with each section where it lays out the application procedure for each item that has been listed. There's Section 58-13 for temporary structures and uses, Section 58-23 deals with emergency gates and

entrance gates, Section 58-151 deals with subdivision sales signs and then Section 58-543.2 deals with the maintenance of stormwater facilities.

Mayor Deter opened the Public Hearing; no one had signed up to speak.

Mayor Deter Closed the Public Hearing.

Town Attorney Fox – The changes look fine. The one that concerns me most is that they do attempt to regulate temporary signs. Have you looked at the temporary sign language with regards to the Gilbert decision? It still looks like it goes and you have to make a determination of the content of the sign in order to regulate. Because you have it noted that it's construction announcement signs and I think that may be somewhat slightly problematic under that Gilbert vs. Reed decision.

Town Planner Burton – Since this is not dealing with allowing or not allowing a specific kind of sign it's just putting a time window where they would have to renew that sign.

Town Attorney Fox – You are still putting a time period on the ability for them to have that sign though. That's the part that concerns me. That time period is dictated on the type of sign it is and the speech that's manifested in the sign itself that creates a little bit of concern. I'm sorry to bring this up; it's just one of the concerns. I don't know how urgent it is but what we might want to do is have the Council table this until the next meeting. We can work through this issue. The problem for the Council and all States right now is that the Supreme Court just recently passed a very difficult decision with regards to temporary signs. It has impacted this whole world now and we have to be careful about how and what we do to address that.

Mayor Pro Tem Titherington – So what we're changing here is the timing; we are not changing the verbiage around the signs. I'm just wondering if we could still allow research to be done on the decision. Do we add that to our agenda item for the retreat in February so that it will cross a lot broader issues in the town at that point? Whereas really here, we're trying to get this in line with our current ordinances.

Town Attorney Fox – You are absolutely correct about that. The only thing I see though is the signs that are covered by this with regards to the timing and enforcement. The requiring to have a permit and to have a renewal permit is dictated by how we classify that sign as to whether or not it's a construction sign and/or some other type of temporary sign. I'm still a little bit concerned.

Mayor Deter – Is it the length of time?

Town Attorney Fox – The identity is how we identify the signs which we’re regulating.

Councilman Michael Smith – The classification of it is what you are concerned about.

Mayor Deter – Even if they were all for a twelve month period would we still run into that issue?

Councilman Smith – You are not looking at the time frame, you are looking at the sign.

Mayor Deter – I understand that.

Town Attorney Fox – If all your temporary signs are for the same period, maybe not. But what you do distinguish in here is the types of signs. Julian, you may want to speak to that, does it include all temporary signs?

Town Planner Burton – No, because if you look at political signs, that would be directly around an election so that would be a different type of circumstance.

Town Attorney Fox – See and that’s the problem. The whole decision was premised on, and the Court looks at, how Cities have been a little more lenient on political signs than they are on auction, yard sales and things like that. The Court says in that context, you are really looking at the content and are treating the signs differently based upon what they say.

Mayor Pro Tem Titherington – So your issue of concern is really around this section 58-151 at this point. Anthony, on 58-13 one thing to be thinking about is if the Town’s interest is protected enough when we said “Zoning Administrator on an annual basis, provided the construction has proceeded in a diligent manner.” That may be vague on purpose to protect the Town’s interest or that can be too vague and we might need a little more specificity to it.

Town Attorney Fox – That is vague. It’s that vagueness that will be difficult to enforce on a consistent basis.

Mayor Pro Tem Titherington – Julian, I would submit that we want to tackle that with the Planning Board. I’ll go to the next one where I had the same type of question. Anthony, which is on paragraph 4 where it says “temporary extension of up to one additional year may be granted provided the development is being actively marketed and three or more residential lots of the subdivision remain to be sold.” Again are we getting into that actively marketed? I’ve got someone out there once every eight months or is that I’m really trying to sell them? So are we in the same boat there where we need a little bit of specificity?

Town Attorney Fox – I need to do it through definitions.

Mayor Pro Tem Titherington – So Julian, I guess it looks we need to add that to that agenda for the Planning Board. Thank you.

Town Planner Burton – Okay.

Mayor Deter – It looks like, if I understand this correctly, the concerns are on 58-151, 58-543 and 58-13.

Mayor Pro Tem Titherington – 58-13 was not the sign. That was toward building - that was just a question that came back for down the road. If we want to move forward for the timing we could do that.

Planner Burton – Those are not proposed changes; those are our existing language of our text. Don was just pointing out that we could maybe change those in the future.

Mayor Pro Tem Titherington – So the only temporary sign is 58-151.

Mayor Pro Tem Titherington moved to authorize staff to pass the proposed Enforcement Manual and Text Amendment changes as is outlined in 58-13, 58-23, and 58-543.2 **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)** 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. Fire Service Update
 - Septic System Update

Mayor Deter – I will provide Council with a little bit of background on this. I believe you have all received copies of emails that have gone back and forth. Julian is taking lead on this with Union County. Basically the septic system does not meet Union County Environmental standards. I will open the subject for discussion with the Council unless Julian has anything new to report.

Town Planner Burton – Unfortunately I do not have a substantial update. I have not heard back.

Mayor Pro Tem Titherington – How long do you think that has been the case Julian? They have given us what it's rated for?

Town Planner Burton – How long it's been in this current state? I don't know.

Mayor Deter - It's rated for 3, now we're 4. It looks like it's formula driven - 60 gallons per day per individual, and 3 gallons per day if the fire department has HOA meetings or birthday parties, so that's been identified. The current septic system has two 75' laterals. Don't hold me to this but just doing proportional math it looks like we need about another 100'.

Mayor Pro Tem Titherington – That basically has less than a four bedroom house. A four bedroom house you have about four lines of about 75 – 100.

Councilman Smith – That is for the specifications for the old building prior to the extension.

Mayor Deter - About another 100' to specification of four full time people and 15 odds and ends people. They use three gallons a day. If there's a board meeting held up there as an example. There might be some wiggle room. I'm not sure how the County came up with 15 people in their calculation of three gallons. That is what is basically driving it.

Councilwoman Harrison – Julian, do we have a date when it was last done and last inspected?

Planner Burton – I don't know the date.

Councilman Smith – When they did the renovations shouldn't they have looked at it at that particular point?

Town Planner Burton – Not necessarily because it's two different departments. Building Code Enforcement would have done the structure inspections but it would not have necessarily triggered to have Environmental Health look at the septic system.

Councilwoman Harrison – I thought they would have based on the fact that they were creating that back building.

Town Planner Burton – They said they should have. I agree I just don't know how they work administratively. If that would have been triggered or not.

Mayor Pro Tem Titherington – Is it permitting? The Certificate of Occupancy was to go to four full time employees. So that should open part of that as well. Okay, it is what it is at this point. Julian, what are the next steps as you see it?

Town Planner Burton – I am going to hopefully be hearing back from Union County Environmental Health soon. I have left a couple of voicemails trying to understand the procedure to get them to come and look at it and tell us exactly what we need to do and then the process for going forward.

Councilman Smith – Do we know if we need additional drainage fields and do we have the room for that? Where can we go?

Town Planner Burton – I don't know. They will send out an inspector to look.

Councilman Smith – So we don't have any of those answers at this time?

Planner Burton – Correct.

Councilman Smith – I'm sorry, did you say when they are going to do it?

Planner Burton – No, I haven't heard back.

Mayor Deter – We have been working with them for at least a month, maybe longer than that. It started with Peggy and Steve McClendon was providing information. Then I asked Julian to kind of take the lead on it for the Town working with Union County. That's where we are right now. Pam, do you know anything about the septic and when it was approved?

Councilwoman Hadley - I know it was inspected before the construction on the back building. I know that the Certifications of Occupancy were given. I don't understand how that was predicated on 3 because there's been 4 there for a long time. I am unaware of how the 3 came into play. But I know that it was inspected and that it passed for the Certificate of Occupancy twice. Once for the back building and then again for the front building.

Councilwoman Harrison – So it was inspected in September of 2014?

Councilwoman Hadley – It's my understanding it was.

Councilman Smith - Do we have documentation on that?

Councilwoman Hadley – Has there been a problem or it just came up during the inspection? I mean was there a problem that it was backing up or anything?

Mayor Deter – I discussed this a couple of Council meetings ago. We weren't sure where the source was. Anytime you get an odor the first thing you look at is does someone's tank need to be flushed and taken care of. That's where the investigation started. There was some discussion on where the tanks were. What with the water tanks we provided some insight where those things were. We tried to get our arms around it; that's when I turned it over to Julian to try and get the information. That's when we found out it was approved for 3 people and obviously we have 4 people and change. Right now we are in violation with Union County Environmental.

Councilman Smith - Did we get any preliminary cost analysis on it or are we still waiting to hear from the County?

Mayor Deter - The County initially did a calculation on 5 people and we corrected it and said it was 4. That's the reason I said it looks like about 100'. The question I get in looking at the email exchanges with the County is that they will come out and do a soil perk test. Or we can have it done for \$250. I might be misinterpreting this, but then we need to get a contractor to

develop a plan. For example if he has a plan to add 100' of septic, that plan has to be approved by Union County and then put in place and paid for.

Councilman Smith – Since we are talking about the building, I know about a month ago the roof was leaking substantially in a couple of areas, has that been addressed? Do we know anything further about that? Is it causing additional damage and is it something we need to address immediately?

Mayor Deter - I think at last month's Council meeting Chief McClendon said we had that unusual sideways rain and I am not aware of any issues. I think our big focus is the septic system, the cost of the septic system and the repair. We own the fire station so right now the burden of fixing that falls on us. The question I have for Council is this something that, if it was on our part, we should have checked out before getting it done? Or is this something that Providence should have checked out before the sale of the station? I'm basically asking who's going to get stuck with the cost of the fix.

Town Attorney Fox – We have to go back and look at the purchase and sale documents. We have responsibility, I believe those documents provided that due diligence would require inspections, and those would be the type of things that normally the buyer would review on inspections.

Mayor Deter – Okay, that would fall on the town.

Town Attorney Fox – I would need to check the documents.

Councilwoman Harrison – Leslie, do we have money?

Finance Officer Leslie Gaylord – I have a lot of things in the pipeline and we don't have money for it all.

Mayor Deter – Julian, one thing we need to do is to keep contact with Union County. If it's like what we think it is then we have to get a contractor to come out and look at it and then we will know what the cost is. At the same time, I don't think we need an answer now. First we have to determine the cost of repair and then we can find out from Anthony who should pay for it. I don't know how long of a grace period they (Union County) give us on something like that.

- Council Comments

Mayor Pro Tem Titherington – I will put this back to Council due to the unfortunate actions of a Councilmember over the last several months, I would like to direct staff that if any Council Member requests attorney invoices that they are only released with a majority Council approval. This applies to detailed invoices only and not summaries. This is purely designed to preserve and protect the Town's attorney/client privilege. I think that if we have that in place it takes staff out of probably a very difficult position they have been put into. I would not want them to be put into that position again. Also it protects the Town's interest, particularly as it relates to current attorney/client privilege. Once again, this would only apply to detailed invoices and can only be

released with a majority of Council approval. I'd like to put that to the Council and see if you would agree with that. I think that provides some protection for staff.

Councilman Smith – You said release, is that making copies or is that if someone wants to come in and look at them? Are you saying that if someone wants to come in and just take a look at it, it needs Council approval?

Mayor Pro Tem Titherington – I'm not worried about that. I'm worried about them walking. So if someone wants to come in and make photo-copies, pictures or facsimiles thereof. Any of the above, so to me it's a function again of protecting the attorney/client privilege. I don't think that's up to any one individual to determine what attorney/client privilege is or not. I think this protects the Town's interest and it's done solely again to preserve that interest. If the Council agrees that it's not privileged information. Once again, it only applies to detailed invoices. We're not applying it to summaries that we release and are posted every month in our financials. That would be my recommendation; it provides and takes staff out of a very uncomfortable position that they have been put into.

Mayor Deter – Anthony, do we need to put that in terms of a motion?

Town Attorney Fox – I think it's just a policy decision you want to direct. If it's an action of the Council it needs to be reflected by a vote.

Mayor Pro Tem Titherington – It was my recommendation and I vote in favor of doing that.

Councilwoman Hadley – I just have one question. The agenda does not call for discussion or consideration. I'm wondering how this...

Mayor Pro Tem Titherington – It's a function of the invoices that we were covering the last two months in the same structure. Which had specifically to do with litigation. So it's a continuation of what we discussed in September and obviously October.

Councilwoman Hadley – That's not the point I was trying to make. The agenda calls for an update and then Council Comments and then there is no discussion or consideration on the agenda item.

Mayor Deter – I will look to legal counsel for direction.

Town Attorney Fox – Let me look at the agenda. If it does read that way you can amend your agenda but that will require a unanimous vote to amend the agenda to add that.

Councilwoman Harrison – So we can direct staff to create the policy today.

Mayor Deter – Or you can amend the agenda and see if you get a unanimous vote.

Finance Officer Gaylord – In what form do you want that Council approval, email or phone call?

Mayor Pro Tem Titherington – Email is fine which is how we would normally do it. As long as it is documented. Again, my concern is you guys were put in a very uncomfortable position and I don't think anybody in the workplace has to deal with that. I'm just trying to make sure that's covered and it's formalized in our process, that's all we're doing.

Town Attorney Fox – You should not do a group email. The agenda does not provide for an action. Ms. Hadley's point is correct. You would need to amend your agenda and get a unanimous approval.

Mayor Pro Tem Titherington moved to amend the agenda and add that item to the agenda. The votes recorded as follows:

AYES: Councilmembers Harrison, Smith and Mayor Pro Tem Titherington

NAYS: Councilmember Hadley

Town Attorney Fox – I think you could just direct staff to develop a policy related to the matter that was just discussed.

Mayor Pro Tem Titherington – Peggy, please take this as direction to staff to draft that policy and you will present that at the next meeting please.

Town Administrator Peggy Piontek – Could you repeat the point that you want me to create?

Mayor Pro Tem Titherington - That if any Councilmember requests copies of attorney invoices that they are only released with majority Council approval. It applies to the detailed invoices only and not summaries. Once again that's to preserve our attorney/client privilege that's a Council decision.

B. Update on Town Hall Maintenance

Mayor Deter – You recall we had ongoing problems with the bubbling, flaking paint, moisture, the whole nine yards. At our last Council meeting we directed Peggy to go out and get quotes, looking at painting and looking at replacing the siding. Specifically it was with Hardie Board. I'd say 90% of our wood rot is where we had poor and inadequate flashing done. Peggy has in your packet a lot of different quotes, parts and pieces. A little side note, you don't have to address it now, but we talked about the roof in the back here, at the entrance. It's pretty much a flat roof but it's got asphalt shingles on it. There's not enough pitch; it probably shouldn't have asphalt shingles to begin with. We are trying to focus on what we do on the siding of Town Hall. There are several different versions of it. I've tried to summarize them and will be glad to go over them. Then if I misspeak Peggy, or if there are other questions, feel free to jump in.

We had a quote from 360 Painting which was paint and repair. They will also come and cut the caulk. Part of our moisture problem is because everything is caulked, for a 124 year old

building. I guess it's tight as a drum and we can't get evaporation. One of the things they are looking at, if I interpreted it correctly, is to remove the caulk at a horizontal layer on each side, then come up to the top and remove the caulk. Then they would put aluminum wedges in to help pull that out to get airflow. It says that at eye level you won't notice it, which is probably true. Because it will be down below and up top you won't see the cracks there. That was one approach and that was \$18,569.00.

NuHue gave us a quote and I believe first they weren't even going to provide a quote. Then they came back and said to remove the caulk only. They are talking about removing the caulk under every lap board and where the butt joints are on the corners and any butt joint where two boards come together. That was \$3,750.00. No painting or wood repair, that's just taking the caulk out. They then came back and said they can paint, repair and cut the caulk out. They gave us two quotes - if you put them both together it's \$22,200.00

Mayor Pro Tem Titherington – If I read this correctly, both of the painters said we will be chasing our tail year after year.

Mayor Deter – Yes. They said it's not going to fix the problem. They said you can come back and paint every year, the more you paint the more it will come off.

Mayor Deter - Cape Construction came with a quote of stripping off all of the siding, putting on Hardie Board, hauling everything away. They had a cost of \$97,374.00, but in there was approximately \$2,000.00 for the roof on the back of the building. The others didn't include a roof quote.

Affordable Siding came with Hardie Board, basically doing the same thing, taking all the siding off going with Hardie Board. It was \$44,500.00. I threw in \$15,000.00 for painting; you can plus or minus that a couple of grand. With the additional \$15,000.00 it came to \$59,500.00.

The two other Hardie Board quotes did not include repair of the shutters.

Affordable came with another quote which was a vinyl siding and repair. It comes pre-painted yellow, since the house is currently yellow. The quote includes the vinyl and repair and it was \$32,780.00. To include shutters, replacing all the shutters we've got, we estimated 12 sets. We currently have 10 sets, but I recommend that we put shutters on all the windows all around the house. That would be an additional \$1,800 for shutters for a total of \$34,550.00. That amount does not include the white bead board trim around the building. It would stay wood and would need to be painted. That cost has not been provided. That's a summary of the many different buckets we have up until now. With some of the discussions with Peggy, I'm thinking we could get the Council to provide her with direction on which way they want to go. We then can get our

quotes very consistent on what we are looking for. Obviously we will have to go out and get more quotes and we don't have 3 quotes for something of this magnitude. So having said that, I may have confused more people than clarified but I will open it up for discussion.

Councilman Smith – It seems to me that Don said the first couple of quotes were for painting and doing some patchwork but was not addressing the overall issue. I don't think we still have a grasp for what we are dealing with here. We've got some painting quotes but I don't think we'll know what we're dealing with until we pull some of that board off and take a look. One of the quotes mentions asbestos. We don't know if that's the case or not.

Mayor Deter – That's a good point. Let me address the asbestos and the lead. That was a pretty good chunk of the Cape Construction quote. It is my understanding that there is Federal law relating to asbestos and lead that is currently written and small businesses and small entities, such as the Town of Weddington, are not covered under that. I think the ruling was supposed to come out in July of this year, but that didn't get done. Am I correct?

Town Attorney Fox - You are correct with regards to lead. For the renovation of governmental buildings are not governed by the EPA regulations with regards to lead only to the extent those buildings are used for child care. Or frequented by children at least two times a week or on a frequent basis will it be subject to remediation efforts for lead. With regards to asbestos there are procedures if there is asbestos that you have to go through for asbestos disposal if you know it to exist. There are experts that you have to use to address that issue.

Mayor Deter – Peggy, is there a test for lead and asbestos?

Town Administrator Piontek – There is a test for lead and asbestos. It's my understanding that they come in and scrape for the lead to determine if there is lead paint. From what Anthony just said and from what my understanding is, I don't think that creates an issue. The concern with the asbestos is whether or not it's in the insulation. I've had a conversation with a couple of people in construction, who are not experts, there is a test that we can do. What they do is they bore a hole in the building and pull some insulation out and they send it out to determine if there is asbestos in there or not. But the people I have spoken to indicate that there never has been asbestos in insulation and that's where the asbestos would be if there was any.

Mayor Deter – I'm thinking like in pipes that are manufactured in facilities like steam pipes. In terms of insulation, asbestos probably would not be a factor. That is something we will have to check.

Town Administrator Piontek – It would be a couple of hundred dollars to have someone come in and test it because obviously the lead is not an issue.

Mayor Deter – So I think we have an answer, at least initially, on the asbestos. So I guess we come back for the Council to provide direction to staff on which way we go in getting additional quotes.

Finance Officer Gaylord – Do we know if the house, being a historic home, on the exterior, plays into this at all?

Mayor Deter – It's not on a historic register. It was designated historic by the Planning Board.

Town Administrator Piontek – I believe the historic designation is questionable because of the addition of this room as Council Chambers.

Councilwoman Hadley - This was on when it was designated. It's laid out, for normal maintenance you do not require a Certificate of Appropriateness. That includes siding, roofing, porch flooring, approximately 20 square feet or less. So this would come under major work which would have to be approved by the Historic Preservation. I had to have the roof approved by the Historic Preservation. It would require a Certificate of Appropriateness.

Mayor Deter - We need to address the asbestos issue, the test. We need to have a discussion with the Historic Preservation Committee to get approval for whatever direction Council decides. What direction does Council want to come up with to take to the Historic Preservation?

Councilman Smith - In my opinion, I think we should look to replacing it. If we do any kind of repair work, we're just chasing the problem. Some of these quotes are saying that we would have to revisit it annually. I'm thinking we should take care of the problem in one fell swoop. Take a look at it, replace it. I can't see spending money on replacing, cutting out and doing patchwork. If you do that you might miss an area that needs to be repaired. So I think that this siding is at the end of its life, it needs to be replaced. That's my stand on it.

Councilwoman Harrison – Leslie, can you do a Return on Investment? I agree with what Mike is saying. We've had this town hall painted multiple times and have been discussing this for the last couple of years. If the two painters are saying that next year we will have it bubbling off again, what are we doing? We're just throwing money away. If we can have something that lasts 25 years, that's a good deal. Painting trim is not going to cost an arm and a leg versus painting an entire house. Even if it's \$5,000.00 per year to paint it every year, that's \$5,000.00 that could be spent someplace else.

Councilman Smith – We just have to be prepared if we do go that route - and I still think we should go that route, - that once it's taken off who knows what we are going to find. We have to be prepared for that.

Councilwoman Harrison – I don't think it's going to be as bad as we think it is. Just as an FYI, I have the issue in my own home which is only 11 years old. The guys came in with a hazard material suit. I was sitting there in shorts. I think there's precaution on the worker's side which is probably a good thing.

Councilman Smith – I'm not talking about the asbestos, I'm just talking about structural damage.

Mayor Deter – The inspector we had come out and paid \$475.00 did not indicate that there was any substructure rotting. We have the pictures from NuHue who came out inspected the building and provided pictures of areas that are rotting and need attention. There are about 20 pictures, and if you start on the first page: The two top pictures, replacing the siding takes care of those. The two bottom pictures, those are really fascia boards. You are going to find that it's either fascia boards or soffits where we have a problem. The other pictures in there will be taken care of with the siding. The next page, there he's pointing to soffits or fascia boards. I'm not going to the crawl space; we know we can get that fixed. The bottom left hand pictures, he's talking about cracks in the soffit. Not that it's rotted, it'll take some caulking. The next page, you have a fascia board in the upper right hand corner, all the other ones will be taken care of if you put new siding on it. The next page, everything will be taken care of, except if you look at the picture in the top right hand corner. Its right out front here, the bay window, that's a very nice decorative piece and due to the poor flashing it sucked up the moisture and it will need to be replaced but it'll be wood. That would be part of the trim that will be painted. The next page everything on there, except the two middle pictures. The middle picture on the left, there is rotten fascia board up under the porch. The next page, you can see where he's pointing to, that the siding will not repair. It generally comes down to soffits and fascia boards. A couple of places on a window sill, but a good carpenter should be able to repair that. The next page, everything there would be taken care of by new siding. The next page everything there would be taken care of by new siding. The lower left picture is pointing out that we have a portion of the window that was never painted. It's not rot, it just was never painted. Where we have problems is fascia boards and soffits.

Councilman Smith – Peggy, didn't one of them tell you that the windows were painted shut?

Town Administrator Piontek – Yes.

Councilman Smith – So none of the windows open?

Town Administrator Piontek – None of the windows in the front open. The last time we had somebody here Kim had somebody play with her windows and it took them a couple of hours but her windows now open. I can only say that none of the windows in my office open. If you look at them you can see they are either caulked or painted shut.

Councilman Smith – That's a concern. It's a safety issue.

Mayor Deter - The question I have for Council is, are we looking at Hardie Board or are we looking at vinyl which also has insulation? These come with weep holes, so I think what direction we need to give staff is which direction she needs to go to get additional quotes.

Town Attorney Fox – Is this property governed by the Historic Properties Commission? Whether or not they have regulations prohibiting vinyl siding on the property? So you might want to use as part of your evaluation whether or not it's historic.

Councilmember Smith – I think it does.

Mayor Deter – The Historical Preservation Committee present the designation.

Councilwoman Harrison – Yes, it's our designation.

Mayor Deter – Before we go out for quotes we should go to the Preservation Committee and advise them these are options we are looking at and are they allowable?

Councilman Smith – The more important question is we have to decide if we are going to replace or paint. Before we talk about materials we should narrow it down.

Mayor Deter – The first question is are we going to repair or replace with wood. Or are we going to repair and replace with Hardie Board or vinyl siding?

Councilwoman Harrison – Can I make a suggestion? Two of us are leaving Council; I think we should wait to make a decision. I'm perfectly capable of making a decision.

Mayor Pro Tem Titherington – Peggy, if you could check with the Preservation Committee on that and then maybe get a couple of the locations they have put this material on houses that are similar to this to see if we can view the product.

Town Administrator Piontek – The information I provided you pertaining to reviews of Hardie Board came from the internet. It was not provided by any of the vendors. I have been told that

Hardie Board has many lawsuits against them because it was either installed improperly or that it doesn't wear well, it chips and dents.

Mayor Deter – Peggy, you need to get with the Historical Preservation Committee and make them aware of what we are looking at doing and see if there are any issues. If there are none, we will pursue quotes. If there is an issue, let's say vinyl is not allowed but the Hardie Board is, then do we proceed with Hardie Board or do we have the Historical Preservation Committee evaluate changing what is allowed on maintaining and repairing the building? We will get a report back from them and we can address it at the next Council meeting.

Mayor Pro Tem Titherington – Get us a couple of locales where they have installed either one of these so we have that.

Town Anthony Fox – Did you want Leslie to conduct some type of math analysis based upon annual maintenance with the building in comparison to a life expectancy of this option to evaluate the cost over time?

Mayor Deter – Yes. We will get some work done on that. Then setting off on the side the repair of the roof back here because obviously that has to be tied in when the siding is installed because of the flashing.

Mayor Pro Tem Titherington – A temporary fix was put in place on that.

Town Administrator Piontek – Do you want me to get cost quotes on the roofing while we're doing the rest of the research?

Mayor Deter – You might as well. A lot of time the quotes are only good for 30 days but we can always renew the quote.

Item No. 10. New Business

A. Review and Consideration of Amendments to the Land Use Plan to align the Plan with Stormwater and Buffer Policy Changes.

Town Planner Burton – Councilwoman Harrison recommended that we add a couple more updates to our Land Use Plan to align it with policy changes from November 2014. This is on requirements for stormwater retention requirements and our new extended thoroughfare buffer as well. On page 34 it references the stormwater ordinance and then on page 56 it references both the stormwater and the thoroughfare buffer. It was discussed at the Planning Board meeting and was unanimously recommended for approval.

Councilwoman Harrison moved to approve the amendments to the Land Use Plan as presented 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. 11. Update from Town Planner

Town Planner Burton – The Planning Board will meet on November 23rd. They will be looking at the sketch plan for a new conservation subdivision named Sugar Magnolia. That will be located off of Highway 84; it's 18 lots. Also they will look at the preliminary plat for The Enclave at Weddington.

Mayor Pro Tem Titherington – Remind me Julian where is the Enclave again.

Town Planner Burton – The Enclave is just north of the Falls at Weddington. Although Public Involvement Meetings have yet to be scheduled, I have received the maps for the two alternatives for the Rea Road extension/Highway 84 realignment. They are in my office if anyone wants to look at them. We are still waiting for the scheduled dates for the Public Involvement Meetings. Last I heard they were going to select an alternative following the Public Involvement Meetings in late spring. Also dependant on an environmental analysis of whatever alternative they choose.

Councilwoman Harrison – I have a couple of comments. I would imagine, whatever alternative they have, based on the two I saw will directly affect the Sugar Magnolia.

Town Planner Burton - It will not actually affect their property lines at all. So I would say it would not directly affect them. It affects them indirectly by how it would affect The Woods if that were to continue forward.

Councilwoman Harrison - And the ponds. You have the ponds sitting back there and the ponds in Stratford that are back there. As I said before, our back pond, I don't know where they come from but we have beaver. That's all going to be disturbed by this. So I do hope they do another environmental. If you go back and look, I have spoken to the engineers more than once about this. They were supposed to start right away in 2017. If they don't have public involvement and make a decision until mid 2016 I'll be surprised if that date isn't moving once again. The other thing I am absolutely concerned about is the ponds at Aero Plantation when you start to clear cut that many acres of wood for a road. So I'm looking for you to make sure that we have adequate drainage.

Mayor Deter - I've looked at the 2 maps. I'd like to get copies to take home. They are what, 8 feet long, and this wide. You can put one right over the other and you can see the two proposed routes. There are a lot of implications there. I agree with you, Barbara, I think this timeline is going to slide, but I'm pretty sure it's going to come down to one of those 2 routes with maybe a few tweaks.

Mayor Pro Tem Titherington – Julian and Peggy, I would charge you two both with working with DOT. I don't want to see a DOT announcement for a Public Involvement Meeting without a two week notice which has happened in the past. So even if we are sending out some things to the Sunshine List now, saying this is coming, we don't have any details but be aware. I think it's important to get that out. If you could actually put a request in to the DOT that we'd like a month's notice if at all possible. I know and understand that government entities will work differently but we can at least put the request in.

Councilwoman Harrison – If you could, wait until after I tell my subdivision, which is Wednesday night. This directly affects us. Since I have some football players, I'm going to tell them to go "sic em".

Mayor Pro Tem Titherington – Julian- I'm not going to let you get away- any update from Sean on the turn up there?

Town Planner Burton - No, not since the last email that I sent to you. They are still waiting to hear whether or not the project was approved. To update the rest of the Council, it was submitted by the deadline for November 1st. Now we are waiting to hear if it was selected or not.

Mayor Deter – We're expecting to hear this month, right?

Town Planner Burton – Yes.

Mayor Pro Tem Titherington – End of month, Thanksgiving or first of December. Can you please pull back the records where we sent to DOT information on the low shoulders and get that back on DOT record? There was another wreck with a panel truck on Matthews-Weddington Road last Friday. Right at the same spot where the person went off and shot across the road. Not at the curve, no this is right after the farm on the right, where it dropped off real badly and the kid went across the street and took out the Leyland Cypress and a mailbox was taken. A box truck went off the road there, so if you can just send the whole list again and ask them to come out and backfill if you don't mind. Last thing, if you could reach out with Chief McClendon and just verify house number sequencing on Huntington Drive. I think there are some times where

the sequencing of the houses might not be the same, if they could add that to their to do list. It would be great to make sure that is correct.

Item No. 12. Update from Finance Officer and Tax Collector

Finance Officer Gaylord – You have the monthly statements in your packet. If you have any questions let me know.

Councilwoman Hadley - On the litigation fees, I see that we only have July in there and have already exceeded our budgeted amounts. You and I spoke before that you have money that you can transfer.

Finance Officer Gaylord – Yes, there is money in the transportation line item. At the time we did the budget there were way more street lights than what we were anticipating spending. So we place held it and since we are not going to spend, we can re-classify it for litigation.

Mayor Deter – Are we talking about \$70,000.00?

Finance Officer Gaylord - \$72,000.00. I think we were wanting to at \$9,000.00, so \$18,000.00. It's about a little over \$50,000.00 extra in there.

Councilwoman Hadley – So you have \$51,600.00 for the month of July and I think \$24,000.00 was for August. That's about \$75,000.00 with a budgeted amount of \$30,000.00. So there's your \$45,000.00 there, so that'll come out of the transportation. Is that what you are saying?

Finance Officer Gaylord – That will come out of the transportation.

Councilwoman Hadley – So when you make a big transfer from line items, substantial obviously.

Finance Officer Gaylord – That will be an amendment.

Councilwoman Hadley – So is that a Public Hearing or how is that addressed?

Finance Officer Gaylord – When it's a transfer between departments I can do it and come and tell you I have done it. If it's a change in the total amount of the budget, it has to be amended and that's discussed at Council but it doesn't have to have a Public Hearing.

Councilwoman Hadley – This will probably be an amendment.

Finance Officer Gaylord – Yes, at the end of the day it will be a budget amendment for a change in the initial budget. Unless we need to add more total, then it would just be a re-class amendment versus a change amount of the budget.

Mayor Deter – Like if we get stuck with a big septic bill we may have to do a budget change if we can't do it within.

Finance Officer Gaylord – Correct, exactly.

Item No. 13 Public Safety Report

Councilman Smith – The Public Safety Committee has not met in a while. I will be meeting with the chairman tomorrow to go over some items and some of the things we're going to discuss are that it's kind of been dormant for a while. So we are going to start reviewing how often they meet. But what we need to do, I'd like to start utilizing them more for some of the things that Council is doing now. We're going to start talking about the possibility of them taking over the responsibilities in reviewing the roads. Road safety, shoulders that might need to be improved, pot holes that are becoming an issue or any other DOT issue that we might need to address. I would like to address that with them and see that they report back to Council on a regular basis. We will also look at some other things for them to possibly put on their plate. We also have one vacant seat, so Peggy if you could, one more time send out a notice as soon as possible that there is a vacant seat on the Public Safety Committee. We will talk about how frequently they meet. We're thinking possibly right before the Council meeting so they can have information to pass onto us at our meeting. So this is some of the things we're looking at. If any of you have suggestions for the Public Safety Committee please let me know.

Mayor Deter – Radar sign.

Mayor Pro Tem Titherington – A quick question Mike, perhaps you can direct us to the right spot. I'm looking at October's report from the Sheriff and there were 45 accidents, either emd hit and run, County emd or municipals. I'm trying to make sure that all of those are in the Town limits of Weddington. If they are, we should start tracking that because that's going to be an awfully high accident count, to me, in the month of October. It might give us a direction to work with DOT because as you know in the past we've had issues with DOT on their data. Once we push the data shifts.

Councilman Smith – I believe that they all are in Town limits. You have to keep in mind that these last couple of weeks we have had a lot of rain and whenever you get a lot of rain you are going to get a lot of accidents. So there's not a whole heck of a lot with these roads the way they

are. So what are you asking? To address that because there's not a whole heck of a lot we can do with that particular data?

Mayor Pro Tem Titherington – No, for now if we start figuring out there's certain parts of town we can start getting the details and start mapping that out and getting a history that would be really helpful.

Councilman Smith – Okay, I get it.

Mayor Deter – What can the deputies can do about speed limits. I believe Louie and a couple of deputies have gone to radar gun school to get some clarity on their ability and authority to help us get some of the speed stuff under control.

Councilman Smith – They do have that ability. I know at least one, if not two, are trained on the gun. I think they were also trained on radar. What I will do is I will try and work with them to get some type of schedules.

Mayor Deter – Let's get a reputation on being a great place to live and speed traps.

Item No. 14. Transportation Report

Councilwoman Harrison – We went over the priority for projects that are on the board, we did not actually vote on them. Since the next meeting is after this meeting Mayor Deter will have to go and take over for me. Additionally, I'm not sure if you are aware of this, but when the budget was passed for North Carolina the money for NCDOT they are requesting that 20% of all the existing roads in North Carolina need to be repaved. Additionally there will be a hot-line for potholes. I don't know when that takes effect. I have tried to get hold of Representative Dean Aarp. I attended a meeting where he presented a lot of this and I was trying to see if he could come here but he was unavailable. If you could get up with Dean Aarp or his staff and get more detail on that. I think it would be wise to know just how much of that Weddington will get. Again they have made a commitment that the money that is designated for NCDOT will not be taken away from NCDOT as it has been done in the past. They are trying to go after some of the old roads and get them paved. I think that also includes developments, so I would like to be able to see us continue to find out so we can call our citizens and let them know that they might see their road repaved in a year.

Item No. 15. Council Comments

Councilman Smith – I just want to thank everyone who came out on a rainy night, I appreciate it and safe home.

Mayor Pro Tem Titherington had no comments

Councilwoman Harrison - The tree lighting is December 4th, rain date is December 5th. I wrote a pretty detailed plan on what is done for the 8 weeks prior to that. Peggy and Tonya have done a lot of the work this year and I want to thank them. They got the ornament done. Jean Lee, who is incredibly talented, did another beautiful holiday card for us. Bill I have you and my husband on the list - you need to split the wood and fill the propane tanks. I went to Cane Creek and got free wood but I draw the line on splitting it. Mike's on the list to help with a few other things. I hope everyone can attend. We have four of the choirs already set up and are trying to get the high school to tell us whether they have a Carousel Queen or not, but we have almost everything else in place. I really do want to thank Peggy & Tonya for taking so much of that. Thank you for coming out, and thank you for voting whether you voted for me or not. I appreciate you coming out and I appreciate every candidate for having the courage to put your name in the hat and then having to listen to what you are.

Councilwoman Hadley – Thank you everyone for coming out, have a safe night home.

Mayor Deter - I want to thank everybody for coming out and I wish we could get this kind of turn-out at every Council meeting. I want everyone to show up and tell all your friends about the Christmas Tree Lighting, it's a fun event for the Town. Drive careful going home.

Item No. 16. Adjournment

Mayor Pro Tem Titherington moved to adjourn. All were in favor, with votes recorded as follows:

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

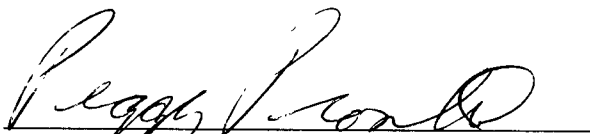
NAYS: None

The meeting ended at 8:33



Mayor Bill Deter

Attest:


Peggy Piontek, Town Clerk

Town of Weddington Annual Enforcement Manual

The Town of Weddington enforces several items on an annual basis. Applicants, owners, and/ or homeowners associations must renew any approved applications for the enforcement items listed below during the designated renewal window. Renewal is required during the designated window even if the application has been approved for less than 1 year. Applicants will have 30 days from the opening date of the renewal window to submit a new application for approval. Failure to renew any permit or application listed in this manual may result in enforcement and penalties described in Section 58-3 of the *Town of Weddington Zoning Ordinance*. The Town of Weddington will send a letter notifying applicants of the renewal period prior to the opening date.

Enforcement Items and Renewal Windows:

1. Sales Office – June 1-June 30th
 - a. Complete Application
 - b. Provide sealed site plan showing location of Sales Office
2. Subdivision Sales Signs – June 1-June 30th
 - a. Complete Application
3. Construction Trailers – June 1-June 30th
 - a. Complete Application
 - b. Provide sealed site plan showing location of Sales Office
4. Entrance Gates – August 1-August 30th
 - a. Provide proof of safety inspection
5. Stormwater Pond Maintenance – October 1-October 30
 - a. Annual inspection report as described in Section 58-543.2 of the *Town of Weddington Zoning Ordinance*.

Sec. 58-13. - Temporary structures and uses.

Temporary structures and uses, when in compliance with all applicable provisions of this chapter and all ordinances of the town, shall be approved by the zoning administrator, who shall issue a permit for such approval. The following temporary structures and uses shall be permitted:

- (1) In the event of a disaster, the result of which would require the rebuilding of a dwelling, the owner and his family may occupy a mobile home on the property. The permit shall be issued for a six-month period and may be renewed by the town council, provided construction has proceeded in a diligent manner.
- (2) Mobile homes, construction trailers and temporary buildings not for residential purposes, when used by a contractor for field offices and storage during the building of structures on the same site, are permitted. The permit shall be issued for a ~~six-month~~ one year period and may be renewed by the ~~town council~~ Zoning Administrator on an annual basis, provided the construction has proceeded in a diligent manner. Renewal shall take place during the renewal window prescribed in the Town of Weddington Annual Enforcement Manual. Failure to renew the permit may result in enforcement and penalties described in Section 58-3.
- (3) Any use of a temporary nature (i.e., less than 45 days in duration and held no more than four times per year at any particular location) which would not otherwise be permitted in a particular zoning district and which will materially affect normal activities (i.e., increased traffic, noise, etc.) may be issued a temporary use permit as herein provided. The applicant shall complete and submit an application and a fee, in accordance with a fee schedule adopted by the town council.
 - a The zoning administrator may grant a temporary use permit for the following temporary uses: Sales for civic, charitable and nonprofit organizations, i.e., Christmas tree sales. The permit shall be valid for a specified period only, not to exceed 45 days in duration.
 - b The planning board may issue a temporary use permit for all other temporary uses including public events such as festivals, concerts, carnivals, circuses, etc., only after a public hearing has been conducted as follows:
 1. Notices shall be sent by the town by first class mail to the applicant and to owners of all contiguous pieces of property and to all other property owners whose properties lie within 200 feet of any portion of the property in question at least ten days prior to the public hearing. The notice shall indicate the nature of the public hearing and the date, time and place at which it is to occur. The applicant shall provide the town with a list of all affected property owners.
 2. Notice shall also be posted by the town clerk in a conspicuous location at the town hall at least ten days prior to the public hearing. Said notice shall indicate the nature of the public hearing and the date, time and place at which it is to occur.
 3. A sign shall also be placed by the town in a conspicuous location on the subject properties indicating the nature of the public hearing and date, time and place at which it is to occur. Said sign shall be placed on the properties in question at least ten days prior to the public hearing.
 4. Before issuing any temporary use permit, the zoning administrator and/or planning board shall make the following determinations.
 - (i) That the proposed temporary use will not materially endanger the public health, welfare and safety;
 - (ii) That the proposed temporary use will not have a substantial negative effect on adjoining properties,
 - (iii) That the proposed temporary use is in harmony with the general purpose and intent of this chapter and preserves its spirit; and

- (iv) The proposed temporary use is held no more than four times per year at any particular location

In addition, the planning board may authorize conditions regarding duration of the use, hours of operation, signage, lighting, temporary structures, etc., and such conditions shall be made part of the temporary use permit issued. Violations of such conditions shall be considered a violation of this chapter

- c. The decision of the planning board may be appealed by the applicant to the town council. The decision of the zoning administrator may be appealed by the applicant to the board of adjustment pursuant to article VIII of this chapter. A written application for town council review shall be submitted to the zoning administrator within seven days of the planning board decision
- (4) Structures, whether temporary or permanent, located in a subdivision, and used as sales offices for the subdivision development are permitted only with a permit granted pursuant to this section. The zoning administrator shall issue such permit for a period of one year. An extension of up to one additional year may be granted by the zoning administrator, provided that the development is being actively marketed and three or more residential lots within the subdivision remain to be sold by the developer. Following this initial extension period, the permit may be extended only within the discretion of the town council and only for a period of time the town council deems appropriate, provided the subdivision is being actively marketed and three or more residential lots within the subdivision remain to be sold by the developer. Renewal shall take place during the renewal window prescribed in the Town of Weddington Annual Enforcement Manual. Failure to renew the permit may result in enforcement and penalties described in Section 58-3. After the developer sells all lots within the subdivision, or after any permit granted under this section expires, whichever occurs first, the temporary structures shall be removed, and any permanent structures temporarily used as a sales office shall be used only for a purpose otherwise permitted in that district. After a permit issued under this section expires, no other permits under this section may be issued for that same subdivision unless approved by the town council. For purposes of this section, having a sales office within a subdivision, by itself, shall not constitute "actively marketing" the subdivision.

(Ord. No. 87-04-08, § 4.7, 4-8-1987; Ord. No. O-2003-18, 10-13-2003; Ord. No. O-2003-08, 3-10-2003; Ord. No. O-2007-08, 9-10-2007; Ord. No. O-2010-12, 8-9-2010)

Sec. 58-23. - Planned residential developments.

- (a) Planned residential developments (PRDs) are allowed as conditional zoning districts in the R-CD, R-80, R-60 and R-40 zoning districts. PRDs are established in order to provide a residential development at low densities consistent with suitability of the land and the rural character of the town. In order to encourage high quality design and innovative arrangement of buildings, these districts provide flexibility from the conventional use and dimensional requirements of the general districts. Unlike other developments in the town, a PRD may be allowed to have private streets that are not owned and maintained by the state department of transportation (DOT). In addition, a PRD may be a gated community where a gate is placed at the outer periphery of the development in order to restrict access. All PRDs must be developed in accordance with the regulations of this section, other applicable regulations of this chapter, and chapter 46.
- (b) The town council may approve a PRD for any new development proposed in the town. Existing developments in the town shall not be considered as PRDs and are not subject to any PRD regulation
 - (1) Uses permitted in a PRD and minimum lot and setback requirements for such uses in a PRD shall be as allowed in the underlying zoning district.
 - (2) As PRDs are conditional zoning districts, a conditional zoning application must first be approved by the town council in accordance with section 58-271. Once conditional zoning is approved, the developer shall comply with all applicable procedures of chapter 46.
 - (3) The design and layout of any gatehouse, external fence, walls and berms that serve the entire PRD and other amenities to the PRD that are visible from any public street shall be included with the conditional use permit application. All such facilities shall be located outside any public street right-of-way and shall be designed to blend in, to the greatest degree feasible, with the proposed development and shall be attractive to motorists and pedestrians from adjoining public streets.
 - (4) With the exception of the placement of the gate and/or guardhouse in a private street, any road built within a PRD shall be built to state standards and shall meet all applicable minimum right-of-way, pavement, and construction standards for public roads as established by the state department of transportation. A certified engineer shall verify that all roads within the PRD conform to all required state department of transportation standards for roadway and storm drainage design. The NCDOT Built-To Standards Checklist (available at town hall upon request) will be required to be submitted to the town zoning staff for review and approval. The town reserves the right to have streets inspected during the construction phase to insure that they are being built in accordance with all applicable state DOT standards. The PRD developer of the subdivision shall bear all costs borne by the town in association with such inspections.
 - (5) Before the approval of a final plat for a PRD, the developer shall submit to the town evidence that the developer has created a homeowners' association whose responsibility it will be to maintain common areas and private streets within the PRD. Such evidence shall include filed copies of the articles of incorporation, declarations and homeowners' association bylaws.
 - (6) The maintenance and upkeep of any guardhouses or entry structures, and subdivision walls, fences or berms located at the external periphery of the PRD, as well as the maintenance and upkeep of any private streets in the PRD, shall be the sole responsibility of the developer and/or any duly incorporated and active homeowners' association. Accordingly, any bond accepted by the town per subsection 46-49(b) for a PRD subdivision shall be calculated using the construction costs of all such facilities (in addition to the cost of streets as provided in subsection 46-49(b)) and shall remain in place until the town council is satisfied (in its own exclusive discretion) that the homeowners' association is controlled by individual lot owners other than the developer (which generally the town council shall not deem to have occurred until one year, at a minimum, after a homeowners' association is incorporated and active) and has made necessary assessments for, and has otherwise taken over the full responsibility of, maintaining and repairing such streets and facilities. The decision to release such bonds shall

rest entirely within the town council's discretion and shall be made based upon the homeowners' association's financial ability to properly maintain and repair these streets and facilities. After the bond is released by the town council, the homeowners' association shall be required to submit to the town, by January 15 of each calendar year, the names, addresses and telephone numbers of all duly elected members of its board of directors as well as a copy of its annual financial statements showing, at a minimum, the amount of funds budgeted to maintain such streets and facilities. In the event the town council, in its discretion, believes the homeowners' association is not adequately maintaining or repairing the streets or facilities or is not making assessments necessary to cover the cost of said maintenance or repairs, it may, after holding a hearing, require the homeowners' association to provide a bond as required in subsection 46-49(b). The hearing described above, shall be duly noticed by publication as provided in this chapter and by mailing notice of the hearing to at least one officer (according to the most recent list of officers the town has received) of the homeowners' association or to the homeowners' association's registered agent at least ten days before the hearing. The homeowners' association's bond may be eliminated, modified, or reinstated at the discretion of the town council after a hearing notice as described above.

- (7) Subdivisions which have an entrance gate are subject to the following regulations: The homeowner's association will provide the access code to the gate and an emergency contact number to the fire department, the Union County Sheriff and other emergency services and will be responsible for maintenance, testing and repairs of all functions of the gate. An annual inspection and test of the gate system shall be performed and the results submitted to town hall during the renewal window prescribed in the Town of Weddington Annual Enforcement Manual. Should there be a problem with the operation of the entrance gate, the gate shall remain open and accessible until the gate is repaired and tested. Any homeowner's association that is found to be in violation shall be required to maintain a service agreement with a qualified contractor to ensure year-round maintenance and to submit a copy of the service agreement to town hall.

(Ord. No. 87-04-08, § 4.16, 4-8-1987; Ord. No. O-2005-12, 12-12-2005; Ord. No. O-2009-05, 7-13-2009; Ord. No. O-2011-12, 9-12-2011; Ord. No. O-2013-13, 12-9-2013)

Sec. 58-543.2. - Maintenance of stormwater facilities.

- (a) General standards for maintenance The owner, its successors and assigns, including any homeowners association, of a stormwater management facility installed pursuant to this division shall maintain and operate the practice so as to preserve and continue its function in controlling stormwater runoff at the degree or amount of function for which the facility was designed.
- (b) Operation and maintenance agreement.
 - (1) Prior to the conveyance or transfer of any lot or building site to be served by a stormwater control facility pursuant to this division, and prior to issuance of any permit for development requiring a stormwater control facility pursuant to this division, the applicant or owner of the site must execute an operation and maintenance agreement that shall be binding on all subsequent owners of the site, portions of the site, and lots or parcels served by the facility. Until the transference of all property, sites or lots served by facility, the original owner or applicant shall have primary responsibility for carrying out the provisions of the maintenance agreement.
 - (2) The operation and maintenance agreement shall require the owner or owners to maintain, repair and, if necessary, reconstruct the stormwater control facility, and shall state the terms, conditions and schedule of maintenance for facility. In addition, it shall grant to the town a right of entry in the event that the town administrator has reason to believe it has become necessary to inspect, monitor, maintain, repair, or reconstruct the facility; however, in no case shall the right of entry, of itself, confer an obligation on the town to assume responsibility for the facility.
 - (3) A maintenance plan must be attached as an addendum to the operation and maintenance agreement which identifies the specific maintenance activities to be performed for each facility. The operation and maintenance agreement and maintenance plan templates to be completed may be obtained from the Town of Weddington. The operation and maintenance agreement must be approved by the town administrator prior to construction plan approval. The agreement shall be referenced on the final plat and recorded with the county register of deeds upon final plat approval. A copy of the recorded maintenance agreement shall be given to the town administrator within 14 days following its recordation.
 - (4) For all stormwater management facilities required pursuant to this division, the required operation and maintenance agreement provided by the owner, homeowner's association, or similar entity, shall include all of the following provisions:
 - a. Acknowledgment that the owner or association shall continuously operate and maintain the stormwater management facilities.
 - b. Establishment of an escrow account, which can be spent solely for sediment removal, structural, biological or vegetative replacement, major repair, or reconstruction of the stormwater management facilities. If stormwater management facilities are not performing adequately or as intended or are not properly maintained, the Town of Weddington, in its sole discretion, may remedy the situation, and in such instances the Town of Weddington shall be fully reimbursed from the escrow account. Escrowed funds may be spent by the owner or association for sediment removal, structural, biological or vegetative replacement, major repair, and reconstruction of the stormwater management facilities provided that the Town of Weddington shall first consent to the expenditure.
 - c. Both developer contribution and annual sinking funds shall fund the escrow account. Prior to plat recordation or issuance of construction permits, whichever shall first occur, the developer shall pay into the escrow account an amount equal to 15 percent of the initial construction cost of the stormwater management facilities. Two-thirds of the total amount of sinking fund budget shall be deposited into the escrow account within the first five years and the full amount shall be deposited within ten years following initial construction of the stormwater management facilities. Funds shall be deposited each year into the escrow account. A portion of the annual assessments of the owner or association shall include an allocation into the escrow account. Any funds drawn down from the escrow account shall

be replaced in accordance with the schedule of anticipated work used to create the sinking fund budget.

- d The percent of developer contribution and lengths of time to fund the escrow account may be varied by the Town of Weddington depending on the design and materials of the stormwater control and management facility.
 - e Granting to the Town of Weddington a right of entry to inspect, monitor, maintain, repair and reconstruct stormwater management facilities.
 - f Allowing the Town of Weddington to recover from the owner or association and its members any and all costs the Town of Weddington expends to maintain or repair the stormwater management facilities or to correct any operational deficiencies. Failure to pay the Town of Weddington all of its expended costs, after 45 days' written notice, shall constitute a breach of the agreement. In case of a deficiency, the Town of Weddington shall thereafter be entitled to bring an action against the owner or the association and its members to pay, or foreclose upon the lien hereby authorized by the agreement against the property, or both. Interest, collection costs and attorney fees shall be added to the recovery
 - g. A statement that this agreement shall not obligate the Town of Weddington to maintain or repair any stormwater management facilities, and the Town of Weddington shall not be liable to any person for the condition or operation of stormwater management facilities.
 - h A statement that this agreement shall not in any way diminish, limit, or restrict the right of the Town of Weddington to enforce any of its ordinances as authorized by law.
 - i. A provision indemnifying and holding harmless the Town of Weddington for any costs and injuries arising from or related to the stormwater management facilities, unless the Town of Weddington has agreed in writing to assume the maintenance responsibility for the BMP and has accepted dedication of any and all rights necessary to carry out that maintenance
- (c) Maintenance easement. Prior to approval of the final stormwater management plan, the applicant or owner of the site must execute a maintenance easement agreement that shall be binding on all subsequent owners of land, including any homeowners associations, served by the stormwater management facility. The agreement shall provide for access to the facility at reasonable times for periodic inspection by the Town of Weddington, or their contractor or agent, and for regular or special assessments of property owners to ensure that the facility is maintained in proper working condition to meet design standards and any other provisions established by this division. The easement agreement shall be recorded in the Union County Register of Deeds land records
- (d) Inspections. The person responsible for maintenance of any stormwater management facility installed pursuant to this division shall submit to the zoning administrator an annual inspection report from a qualified, registered North Carolina professional engineer performing services only in their area of competence during the renewal window prescribed in the Town of Weddington Annual Enforcement Manual. Failure to provide the inspection report may result in enforcement and penalties described in Section 58-3. The inspection report shall contain all of the following
- (1) The name and address of the land owner;
 - (2) The recorded book and page number of the lot of each stormwater management facility;
 - (3) A statement that an inspection was made of all stormwater management facilities,
 - (4) The date the inspection was made,
 - (5) A statement that all inspected stormwater facilities are performing properly and are in compliance with the terms and conditions of the approved maintenance agreement required by this division, and

- (6) The original signature and seal of the engineer. An original inspection report shall be provided to the zoning administrator beginning one year from the date of as-built certification and each year thereafter on or before the anniversary date of the as-built certification.
- (e) Records of installation and maintenance activities. The owner, its successors and assigns, including any homeowners association, of each stormwater management facility shall keep records of inspections, maintenance, and repairs for at least five years from the date of creation of the record and shall submit the same upon reasonable request to the zoning administrator.
- (f) Nuisance. The owner, its successors and assigns, including any homeowners association, of each stormwater management facility, shall maintain it so as not to create a nuisance condition.

(Ord. No. O-2014-14, 11-10-2014)

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2015-2016

10/01/2015 TO 10/31/2015

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE.				
10-3101-110 AD VALOREM TAX - CURRENT	28,613.52	185,148.54	944,000.00	80
10-3102-110 AD VALOREM TAX - 1ST PRIOR	0.00	914.13	4,000.00	77
10-3103-110 AD VALOREM TAX - NEXT 8	0.00	2,885.58	1,500.00	-92
10-3110-121 AD VALOREM TAX - MOTOR	7,472.09	23,768.56	73,075.00	67
10-3115-180 TAX INTEREST	0.00	301.85	2,250.00	87
10-3231-220 LOCAL OPTION SALES TAX REV	0.00	26,198.13	285,000.00	91
10-3322-220 BEER & WINE TAX	0.00	0.00	41,000.00	100
10-3324-220 UTILITY FRANCHISE TAX	0.00	156,213.62	425,000.00	63
10-3340-400 ZONING & PERMIT FEES	3,007.50	15,942.50	25,000.00	36
10-3350-400 SUBDIVISION FEES	11,550.00	24,005.00	55,000.00	56
10-3830-891 MISCELLANEOUS REVENUES	63.00	343.00	1,000.00	66
10-3831-491 INVESTMENT INCOME	0.00	435.52	5,000.00	91
TOTAL REVENUE	50,706.11	436,156.43	1,861,825.00	77
AFTER TRANSFERS				
	50,706.11	436,156.43	1,861,825.00	
4110 GENERAL GOVERNMENT				
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	58,288.75	236,704.68	709,895.00	67
10-4110-127 FIRE DEPARTMENT	0.00	3,642.15	0.00	0
10-4110-128 POLICE PROTECTION	0.00	0.00	248,677.00	100
10-4110-192 ATTORNEY FEES - GENERAL	3,795.70	11,589.44	95,000.00	88
10-4110-193 ATTORNEY FEES - LITIGATION	0.00	51,613.92	30,000.00	-72
10-4110-195 ELECTION EXPENSE	0.00	0.00	11,000.00	100
10-4110-340 EVENTS & PUBLICATIONS	0.00	0.00	12,000.00	100
10-4110-341 WEDDINGTON FESTIVAL	1,909.89	-3,532.46	5,000.00	171
10-4110-342 HOLIDAY/TREE LIGHTING	0.00	0.00	6,500.00	100
10-4110-343 EASTER EGG HUNT	0.00	0.00	750.00	100
10-4110-344 OTHER COMMUNITY EVENTS	100.00	100.00	2,250.00	96
10-4110-495 OUTSIDE AGENCY FUNDING	0.00	0.00	3,800.00	100
TOTAL EXPENDITURE	64,094.34	300,117.73	1,124,872.00	73
BEFORE TRANSFERS				
	-64,094.34	-300,117.73	-1,124,872.00	
AFTER TRANSFERS				
	-64,094.34	-300,117.73	-1,124,872.00	
4120 ADMINISTRATIVE				
EXPENDITURE:				
10-4120-121 SALARIES - CLERK	5,966.66	23,699.98	71,000.00	67
10-4120-123 SALARIES - TAX COLLECTOR	3,310.16	13,312.32	46,315.00	71
10-4120-124 SALARIES - FINANCE OFFICER	1,260.23	4,312.78	13,840.00	69
10-4120-125 SALARIES - MAYOR & TOWN	2,100.00	8,400.00	25,200.00	67
10-4120-181 FICA EXPENSE	966.71	3,803.85	12,460.00	69
10-4120-182 EMPLOYEE RETIREMENT	1,368.34	5,459.37	18,885.00	71

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2015-2016

10/01/2015 TO 10/31/2015

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4120-183 EMPLOYEE INSURANCE	2,088.00	8,352.00	25,000.00	67
10-4120-184 EMPLOYEE LIFE INSURANCE	30.24	120.96	400.00	70
10-4120-185 EMPLOYEE S-T DISABILITY	24 00	96.00	300.00	68
10-4120-191 AUDIT FEES	0 00	0.00	8,500.00	100
10-4120-193 CONTRACT LABOR	0.00	0.00	11,430.00	100
10-4120-200 OFFICE SUPPLIES - ADMIN	160.71	1,875.16	12,500.00	85
10-4120-210 PLANNING CONFERENCE	0.00	0.00	2,500.00	100
10-4120-321 TELEPHONE - ADMIN	133.03	595.60	3,500.00	83
10-4120-325 POSTAGE - ADMIN	0.00	749.43	2,500.00	70
10-4120-331 UTILITIES - ADMIN	231.31	905.58	4,250 00	79
10-4120-351 REPAIRS & MAINTENANCE -	7,250 00	7,725.00	30,223.00	74
10-4120-352 REPAIRS & MAINTENANCE -	2,398.90	31,674 66	63,000.00	50
10-4120-354 REPAIRS & MAINTENANCE -	3,335 00	10,005.00	57,250.00	83
10-4120-355 REPAIRS & MAINTENANCE -	110.00	220 00	1,000 00	78
10-4120-356 REPAIRS & MAINTENANCE -	0.00	900.00	6,000.00	85
10-4120-370 ADVERTISING - ADMIN	33.15	342.11	1,000.00	66
10-4120-397 TAX LISTING & TAX	-4.95	-159.48	1,000.00	116
10-4120-400 ADMINISTRATIVE:TRAINING	1,488.22	2,063.17	4,000.00	48
10-4120-410 ADMINISTRATIVE:TRAVEL	199.80	977.21	6,000.00	84
10-4120-450 INSURANCE	-88 11	13,323.89	15,500.00	14
10-4120-491 DUES & SUBSCRIPTIONS	0.00	13,580.00	18,000.00	25
10-4120-498 GIFTS & AWARDS	0.00	1,639 71	3,500.00	53
10-4120-499 MISCELLANEOUS	796.17	1,365.15	5,000.00	73
TOTAL EXPENDITURE	<u>33,157.57</u>	<u>155,339 45</u>	<u>470,053 00</u>	<u>67</u>

BEFORE TRANSFERS

<u>-33,157.57</u>	<u>-155,339.45</u>	<u>-470,053.00</u>
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AFTER TRANSFERS

<u>-33,157.57</u>	<u>-155,339.45</u>	<u>-470,053.00</u>
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4130 PLANNING & ZONING

EXPENDITURE:

10-4130-121 SALARIES - ZONING	4,570.10	18,280.40	57,240.00	68
10-4130-122 SALARIES - ASST ZONING	66.30	391.17	2,250.00	83
10-4130-123 SALARIES - RECEPTIONIST	1,664 96	6,853.77	24,975.00	73
10-4130-124 SALARIES - PLANNING BOARD	275.00	1,500 00	5,200.00	71
10-4130-125 SALARIES - SIGN REMOVAL	338.09	1,093.82	4,000.00	73
10-4130-181 FICA EXPENSE - P&Z	532.80	2,155.00	7,770.00	72
10-4130-182 EMPLOYEE RETIREMENT - P&Z	919.67	3,707.26	13,015.00	72
10-4130-183 EMPLOYEE INSURANCE	2,088.00	8,352.00	27,000.00	69
10-4130-184 EMPLOYEE LIFE INSURANCE	20.44	81.76	300.00	73
10-4130-185 EMPLOYEE S-T DISABILITY	12.00	48.00	150.00	68
10-4130-193 CONSULTING	-5,545.65	-12,041.55	10,000.00	220
10-4130-194 CONSULTING - COG	0.00	7,800.00	21,750.00	64
10-4130-200 OFFICE SUPPLIES - PLANNING	160.72	1,777.70	5,000.00	64
10-4130-201 ZONING SPECIFIC OFFICE	0.00	40.01	2,500.00	98
10-4130-215 HISTORIC PRESERVATION	0.00	0.00	2,500.00	100

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2015-2016

10/01/2015 TO 10/31/2015

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4130-220 TRANSPORTATION &	0.00	0.00	72,000.00	100
10-4130-321 TELEPHONE - PLANNING &	133.04	595.62	3,500.00	83
10-4130-325 POSTAGE - PLANNING & ZONING	0.00	579.04	2,500.00	77
10-4130-331 UTILITIES - PLANNING & ZONING	231.31	905.60	4,250.00	79
10-4130-370 ADVERTISING - PLANNING &	85.39	169.95	1,000.00	83
TOTAL EXPENDITURE	<u>5,552.17</u>	<u>42,289.55</u>	<u>266,900.00</u>	<u>84</u>
BEFORE TRANSFERS	<u>-5,552.17</u>	<u>-42,289.55</u>	<u>-266,900.00</u>	
AFTER TRANSFERS	<u>-5,552.17</u>	<u>-42,289.55</u>	<u>-266,900.00</u>	
GRAND TOTAL	<u>-52,097.97</u>	<u>-61,590.30</u>	<u>0.00</u>	

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2015-2016

PERIOD ENDING: 10/31/2015

10

ASSETS

ASSETS

10-1120-000	TRINITY CHECKING ACCOUNT	642,899.61
10-1120-001	TRINITY MONEY MARKET	1,106,587.39
10-1170-000	NC CASH MGMT TRUST	530,225.67
10-1211-001	A/R PROPERTY TAX	797,495.38
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	5,816.59
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	12,977.43
10-1232-000	SALES TAX RECEIVABLE	1,207.25
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	1,753,018.11
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	23,513.12
10-1610-003	FIXED ASSETS - EQUIPMENT	118,306.60
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.01
TOTAL ASSETS		<u>5,018,898.16</u>

LIABILITIES & EQUITY

LIABILITIES

10-2120-000	BOND DEPOSIT PAYABLE	44,791.25
10-2154-001	NC RETIREMENT PAYABLE	-137.10
10-2155-000	HEALTH INSURANCE PAYABLE	5,253.87
10-2156-000	LIFE INSURANCE PAYABLE	70.00
10-2620-000	DEFERRED REVENUE - DELQ TAXES	5,816.59
10-2625-000	DEFERRED REVENUE - CURR YR TAX	797,495.38
10-2630-000	DEFERRED REVENUE-NEXT 8	12,977.43
TOTAL LIABILITIES		<u>866,267.42</u>

EQUITY

10-2620-001	FUND BALANCE - UNASSIGNED	2,416,690.89
10-2620-003	FUND BALANCE-ASSIGNED	236,000.00
10-2620-004	FUND BALANCE-INVEST IN FIXED ASSETS	1,921,688.84
10-2620-005	CURRENT YEAR EQUITY YTD	-360,158.69
CURRENT FUND BALANCE - YTD NET REV		-61,590.30
TOTAL EQUITY		<u>4,152,630.74</u>

TOTAL LIABILITIES & FUND EQUITY	<u>5,018,898.16</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: November 9, 2015

SUBJECT: Monthly Report –October 2015

Transactions:	
Adjustment under \$5.00	\$(.44)
Discoveries	\$645.75
Interest Charges	\$77.20
Penalty & Interest Payments	\$(5.11)
Refunds	\$155.60
Releases	\$(311.94)
2015 Utility Charges	\$10714.11
Taxes Collected:	
2015	\$(28868.61)
As of October 31, 2015; the following taxes remain Outstanding:	
2005	\$252.74
2006	\$56.80
2007	\$93.78
2008	\$1081.01
2009	\$901.28
2010	\$857.07
2011	\$580.15
2012	\$4608.08
2013	\$4546.52
2014	\$5816.59
2015	\$797495.38
Total Outstanding:	\$816289.40