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**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, SEPTEMBER 14, 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 September 14, 2015, with Mayor Bill Deter presiding.

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

Visitors: Peggy Stallings, Jonathan Keith, Scott Buzzard, Jean Stuart, Locke Stuart, Walton Hogan, Rob Dow, Daniel Barry, Jane Duckwall, Eric Anderson, Philip Anderson, Travis Manning

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

**Item No. 1. Open the Meeting.** Mayor Deter opened the September 14, 2015 Regular Town Council Meeting at 7:00 p.m.

**Item No. 2. Pledge of Allegiance.** Mayor Deter introduced and asked Chris Wilson, from Boy Scout Pack 99 to lead in the Pledge of Allegiance. He commented that Pack 99 has had 75 Eagle Scouts in 20 years.

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

**Item No 4. Special Presentation/Recognitions**

A. Domestic Violence Awareness Month Proclamation

Mayor Deter read the Proclamation. **(COPY ATTACHED HEREWITH AND MADE A PART OF THE RECORD)**

**Item No. 5 Public Comments:**

Mayor Deter opened the Public Comments portion of the meeting.



Eric Anderson, 13616 Providence Road, Weddington, NC referred to a resident's comments from the August meeting about the missing items from the Hemby Road Station. Although he's not an attorney, he feels if he leases something and that lease is over and he doesn't give back the owners items the deputy will not be making a social call next time. It disturbs him greatly that the impression that some of the Town Council members thought it was ok to leave that and effectively steal it. He agrees that not having a phone system in the fire department when Wesley Chapel took over is a problem. But that should have cleared up with a walk through months prior, it's not like this was a surprise. That is one of the things that concerned him because they also had to move equipment from the other territories to cover the Hemby Road Station. What happens is the Hemby Road Station needs help if they have already stripped everything else bare.

Julie Moore, 3200 Michele Drive, Providence Woods, referred to an article in the Union County Weekly quoting Mayor Deter that the change in fire service for the Town is an emotional issue. She strives to be as factual as possible and to avoid emotion. In preparation of her remarks this evening she accessed the Town's website and reviewed the Town Council minutes from January of this year where the results of the McGrath Fire Study was shared to the minutes that were last published in the month of July and was struck by the haste. Only four months transpired from the presentation of those results of the fire study to the decision to terminate the service contract with PVFD. She also observed the following instances where the Mayor and Town Council were cautioned to slow down and to consider the ramifications of what they were doing. Councilwoman Hadley in April discussed the uncertainties involved in that decision and voted against it. In May it was reported a Resolution had been adopted by the Board of Union County Commissioners asking the Town not to make any change to fire service for one year; allowing time for the County to make provisions for the impact that decision would have on other residents of the County. In June it was reported that a petition had been signed by 1,000 residents asking the Mayor and Town Council to reconsider the hasty decision. In all of these instances the urging to proceed at a slower pace seemed to be disregarded. The reason given by the Mayor for the urgency was financial. In the April 28<sup>th</sup> meeting minutes it was reported by Mayor Deter expenses PVFD initially said they would need was an additional \$76,000.00 for the year but had made cuts in their budget to meet the number that was requested by the Town Council. The Mayor went on to voice concerns that he felt they would go over budget. So for arguments sake, let's split the difference and say that PVFD did go \$38,000.00 over budget for the year. The revenue and expenditure statement published for the month of August reports the attorney fees for litigation with PVFD thus far is \$51,613.92. That same month the Judge denied the Town's motion to dismiss and granted PVFD's motion to amend their complaint; signaling that this is just the beginning. It seems to me if there was a genuine concern for fiscal responsibility the prudent course of action would have been to heed the County's Resolution. It now appears that legal fees for the current lawsuit will exceed the amount that the Town would have paid for PVFD for any budget overages for the year. Should the Judge find in favor of PVFD the penalty will negatively affect the Town financially for years to come? She assured

Mayor Deter that he will not be in her emotions that direct my choices this November. Her focus will be the heedless fiscally irresponsible decision that you and other members of the Council have made over the past few months and I will vote accordingly.

Judy Johnston, Wellington Woods on Potter Road referred to an article Mayor Deter posted on Face Book: "have you looked at your Union County tax bill; it includes a .0048 County wide fire tax. As a Weddington resident your town taxes already pay for your fire service, you are being double taxed". Ms. Johnston stated that Mayor Deter has not corrected this statement, if he believed it to be true, as an acting Mayor of this Town, what he is doing about it. The fact is that it's not true, she's sure he knows that it's not true; residents are not being double taxed. She called the County Tax Office to verify all the facts; Union County simply broke out some of those amounts that were being taxed at a County level to begin to show residents where those tax dollars are going. \$181,000.00 of the money collected throughout the County goes to support radios for emergency communications and the rest is divvied up amongst all the fire departments in the County to supplement the fire fees or fire taxes collected in those particular districts. Providence received \$24,000.00 in the last fiscal year, \$9,000.00 for the unincorporated area north of Weddington and \$15,000.00 which Jack Parks negotiated with Cindy Coto. Wesley Chapel Fire Department should be thanking Jack Parks for his efforts as they are most likely continuing to receive this supplement in addition to whatever they have been receiving. Ms. Johnston stated on a personal note she is sad to report that over the last three months a dead animal has been thrown in her driveway, her front tee peed and has had her mailbox smashed three times. The second time that this happened coincided the day PVFD closed. This is just not necessary, it's irritating, it's illegal and she has taken precautions to protect her property and herself. She stated if anyone knows who's doing this please get the message to them to stop because it's been escalating every time they do it and it's just not of a quality for this Town of Weddington.

Andrew Moore, 3200 Michelle Drive, Weddington, NC, stated that he agreed with Mr. Deter about emotions running high about the fire service in Weddington. With that being said he only has one person to thank for the emotional response, himself Bill Deter. If he had listened to the citizens of Weddington and the Board of Union County Commissioners and just waited he may have avoided the pending litigation. Instead he took it upon himself and the majority of the Town Council, minus Pam Hadley, to forge ahead and disrupt the high quality fire service team supported by the citizens of Weddington. His reasoning is cost; he believes that plan is in jeopardy. Not only has he tossed 40 firemen to the curb and reduced your equipment inventory, he put the Town in the middle of what could be a costly litigation. In one month alone legal fees for litigation were over \$50,000.00, \$30,000.00 was budgeted for the year. This added expense is coming from the residents of Weddington and that includes the Mayor. Mr. Moore clarified he is not an attorney but litigation can be expensive; \$50,000.00 is only for the first phase. Win, loose or draw this lawsuit will jeopardize the Town monetarily. In an article of the Union

County Weekly it was reported the Mayor said financial responsibility is the evidence of his success in our Town. How long will our surplus last with \$50,000.00 monthly legal bills. Mr. Moore did not see this as financially responsible, especially since other less costly options were available for the Mayor to pursue. Bankrupting the Town due to costly litigation is hardly a financial success. This decision has managed to make it emotional by angering people like himself and angry people do not forget.

Mayor Deter closed the Public Comments portion of the meeting.

#### **Item No. 6 Additions, Deletions and/or Adoption of the Agenda:**

Councilwoman Harrison made a motion to approve the agenda with the amendments of item 11g going to 6a and to add Lake Forest Preserve Phase 3B Map 2 as item 11g. All were in favor, with votes recorded as follows:

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

NAYS: None

#### **A. Discussion and possible action on Tree Risk Assessment Report**

Town Administrator Piontek advised that she was directed to have the four trees in the front of Town Hall inspected because limbs were dropping onto the walkway and roof. She contacted Bill Smith the Union County Urban Forrester who came out in June, did an inspection and provided his report. He numbered the trees, with the healthiest being #1 and located closest to Weddington Road to the sickest being #4 and located closest to Weddington Matthews Road. **(COPY ATTACHED HEREWITH AND MADE A PART OF THE RECORD)**

Bill Smith the Union County Urban Forrester reviewed his report submitted to Council going over each tree individually with his professional opinion on their health status. He suggested that trees #1 and #2 are fairly healthy but are in need of pruning. Mr. Smith stated that since he inspected the trees in June, tree #3 has gotten worse and he would recommend that this tree come down. Tree #4 is an unhealthy tree and must be taken down as well. He recommends avoiding willow oaks and maples as replacement.

Council had a lengthy discussion with Mr. Smith about the status of the trees, possible alternatives to save the trees, life length of the two unhealthy trees.

Shawn Gibbons, an Arborist from AAA Tree Experts Inc., stated his original diagnosis was in line with Mr. Smith, originally suggesting treating the roots and explained the process; it's a high nutrient treatment for the tree, hoping to buy more time out of the tree and still feels it would accomplish that, but cannot guarantee it. He feels it has a little more time, maybe a couple more years. He explained the process of how a tree survives in the woods and these trees do not receive the natural nutrients a forested tree gets.

Councilman Smith asked what is the chance of these trees coming down in a storm; Mr. Gibbons replied it's impossible to say.

Mayor Deter reviewed the cost quotes submitted in the packet: Kiker Tree Service bill states to trim 2 and take down 2 is \$5,900; Wolf Tree Service is \$5,300 for the same service; and AAA Tree Experts is \$6,500. He gets a sense that Council wants to take down the 2 trees. Councilwoman Hadley commented to Mr. Gibbons that since you are the only one who came out and is the high bidder we should give you the opportunity to defend your cost quote. Mr. Gibbons replied his proposal was based on keeping tree #3 and taking down tree #4, he can come down to \$5,500 to take down both trees and \$1,000 to trim the other two trees. He explained the process they perform for cutting down and removal and trimming.

Attorney Fox suggested inquiring if the Town Administrator invited the other bidders to appear as well. Ms. Piontek replied she did not invite anyone to the meeting; Mr. Gibbons wanted to be available if anyone had questions on the Cambistat process.

Councilwoman Harrison asked how long will it take to cut them down; Mr. Gibbons replied 1.5 days and he explained how they would actually do it.

Mayor Deter inquired if the Town Attorney is comfortable with the selection process this evening. Attorney Fox replied this is an informal bid which requires you to get quotes and in considering the award you can consider quality, performance, time associated with the bid if you are comfortable with that. Mayor Deter expressed its Council's decision but he is slightly uncomfortable that we did not have the other two bidders here to discuss their process and any other information. The representative from AAA Tree Experts after reviewing things stated he could drop his quote to \$6,500 and wondered if the other two companies were here would they adjust their quotes as well.

Mayor Pro Tem Titherington stated that there's no question these trees need to come down and it's \$5,900 versus \$6,500. Attorney Fox advised that Council has been given notice that these trees are in poor condition and should act as quickly as possible to resolve the issue. There was a lengthy discussion about all the bids, whether the other companies should have an opportunity to either rebid or attend and discuss their bids, the availability of a certified arborist on the job and the process of taking down the trees.

Attorney Fox stated whether they are here or not should not be a determining factor. If they did have an arborist in the bid it could be a fact to select upon. There will be a contract that includes an arborist, crane and adequate liability insurance coverage. The motion should be contingent on the Town Attorney approving the contract.

Councilwoman Hadley moved to accept the bid from AAA Tree Experts in the amount of \$6,500.00 dependent on a signed contract and sufficient certification of liability insurance standards and a certified arborist on site subject to the Town Attorney's approval.

All were in favor with the votes as follows:

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

NAYS: None

**Item No. 7 Consent Agenda**

- A. Approval of Designation of Peggy Piontek as Deputy Finance Officer
- B. Approval of appointing Planning Board Member Gerald Hartman to fill the current vacancy on the Board of Adjustment and Historic Preservation Commission
- C. Approval of modification of April 28, 2015 Special Meeting Minutes
- D. Call for a Public Hearing Review and Consideration of Text Amendments for Section 46-45 Addressing and Cluster Mailboxes

Mayor Pro Tem Titherington moved to approve all matters on the Consent Agenda. All were in favor, with votes recorded as follows:

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

NAYS: None

**Item No. 8 Approval of Minutes:**

- A. August 10, 2015 Regular Town Council Meeting

Councilwoman Harrison moved to accept the minutes. All were in favor, with votes recorded as follows:

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

NAYS: None

**Item No. 9 Public Hearing and Consideration of Public Hearing**

- A. Conditional Zoning for Amenity Site within the major subdivision, The Falls at Weddington

Planner Burton presented the Falls at Weddington, LLC have submitted a Conditional Zoning application for an Amenities Site associated with the approved major subdivision The Falls at Weddington. It will include a club house, pool and parking. They have provided the required 26 foot landscaped buffer at the border of the site. The plan also includes an additional 33 parking spaces and meets the Town's parking requirements. This is the Conditional Zoning document; the Construction Documents will still be submitted to the Town Council for approval which will include stormwater management facilities. The Planning Board heard this two months ago and recommended approval with the conditions that the Construction Documents be approved by the Town Council and any engineering associated with those Construction Documents must be

reviewed and approved by our Town Engineer. Mr. Burton advised should the Council want to approve this item; we will need a statement of reasonableness and a statement of consistency.

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

Jonathan Key a representative from the Falls at Weddington, LLC explained the subdivision, 2,744 square foot club house facility with pool deck on four acres. He stated he was very proud of this project and was here to answer any questions.

Councilwoman Hadley stated that the Planning Board added extra parking, inquiring if that rendition reflects what is before them. Mr. Key replied no, there are additional parking spaces.

Mayor Pro Tem Titherington inquired how wide the main boulevard is to allow for overflow parking in the pool area. Mr. Burton said it is going to be a DOT street and he is unsure if they will have any requirements for street parking, they meet our required amount of spaces for off street parking, so it might be up to the Council if they feel there needs to be additional conditions placed on street parking. He invited the applicant to speak. Mr. Keys stated they provided additional parking based on the Planning and Zoning Board Meeting. There is a fairly large parkway between the back of the valley gutter and the sidewalk, so if there was overflow parking for whatever reason it would be along the street; not dedicated parallel parking spaces but there is a parkway along the street for additional parking.

Mayor Deter Closed the Public hearing.

Councilwoman Hadley moved to accept the Conditional Zoning Application for the Amenity Site associated with The Falls at Weddington; including the recommended Conditions of Approval, the Statement of Reasonableness and the Statement of Consistency. I find that the approval is reasonable and consistent in accordance with the statements.

***Statement of Reasonableness***

*The amendment is reasonable and in the public interest because the Town has previously approved subdivision amenity centers in multiple developments and this particular amenity center provides no clear negative impacts on public health and safety in the Town of Weddington.*

***Statement of Consistency***

*The amendment is consistent with the 2013 Land Use Plan because the amenity center is a conditional use associated with an approved single family conservation subdivision designed to “preserve open space and scenic views” (LUP p. 26). It has no impact on the amount of conservation lands provided in the subdivision, and the site plan provides adequate buffering between the amenity site and surrounding residential lots.*

All were in favor, with votes recorded as follows:

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

NAYS: None

**Item No. 10 Old Business**

A. Fire Service Update

Mayor Pro Tem Titherington stated as we have been going through the meetings residents have been asking where the information is. As we know all the information is public record and has been in the meetings but he can also understand trying to read through 100 pages of minutes per month might be onerous. He took the opportunity to capture the information that's been in the public minutes for the past 18 months; most of the numbers have been from the last six months, which is basically in addition to the Power Point we posted on webpage back in February when we walked everyone through the revenue source for the Town and our expenditures. What he wanted to update today is just in one spot that in Fiscal Year 2016 when we were going through our budgeting process these are all the submissions that we received. He referred to the Power Point being displayed on the screen (**COPY ATTACHED HERewith AND MADE A PART OF THE RECORD**) in February 2015 at the retreat and the adjustments over the next two weeks: Stallings submitted a Fiscal Year 2016 budget of \$36,815 – Wesley Chapel \$135,985 – Providence \$650,799. This matter has actually been discussed amongst Councils going back to 2009. From the minutes he can find from 2009 (although he knows discussions took place prior to 2009) is the discussion around capital expense and when you need to buy a fire truck that's a fire expense. So, as we discussed, when we think about setting aside accruals, that accrual needs to go to the expense line. So we were accruing \$100,000 for the fire truck. So when you add it all up total submitted fire expenses that the Town was looking at for Fiscal Year 2016 was \$922,599, it's all in the public record and has been saved. That represented an 8.3% increase from our fiscal year 2015 expenditures. If you go and look at the public records for fiscal year 2015 total fire expense, including accrual was \$852,625. Those are the analysis parts of the comparison. The next bullet point that we did not discuss was the Wesley Chapel FSA. I do look at that as a 12 month pro forma because the intent was looking at the fiscal year 2016 to fiscal year 2016 you have to look at apples to apples. We understand that the FSA didn't go into effect until the end of July, so the numbers would be different in the budget; but we were doing the budget analysis on pro forma 12 month; that was \$699,465 and as we had done in the past of put in the Providence budget \$6,000 for the audit. We have stated, it's Wesley Chapel and it's their audit, we're not sure if we'll get copies of that but we definitely know to get it we have to contribute. Keeping apples to apples again you add the \$6,000 that we put in Providence budget. I see that as a \$705,465 pro forma. That compared to the 2015 capital expense was a 17.3% reduction over fiscal 2015. The delta between the fiscal 2016 projections that we have, we're working with as a Council and the fiscal 2016 WCVFD FSA was \$218,134. Hopefully this will put all the information in one spot.

Mayor Pro Tem Titherington pointed out that page 2 had very important information as well. After the original submission a new budget was submitted by PVFD to the Council dated April

27, 2015; this budget proposal eliminated \$75,000 to essentially remain flat with fiscal 2015, it actually came under the PVFD budget by \$1,000. As you go through that revised budget we received in April the funds were coming from the elimination of spending for: drug testing/physical exams, dress uniforms, clothing, radios/pagers, equipment – new, personal protective equipment, training (seminars, books, public relations literature other training bonuses) and computer upgrades. The concern he had when he looked at that budget is these were a lot of the same areas we had discussions about in our two budget meetings last October and November and they were basically areas we could not reduce the budget allowance. When he looked at that budget for fiscal 2016, we had a fiduciary responsibility to take a look at everything. Through May, when we got the May numbers 2015, and that was the last month the Town received a copy of the budget, Providence was over budget for fiscal 2015 Year To Date for 11 months. Take the 12 month number, divide it by 12, times 11 for 11 months they were over budget and they were projecting to be over budget for the full fiscal year. When he looks at the analysis in saying they would reduce it by \$75,000 to stay flat in 2015 but in effect we were already over budget by the time that was submitted; it raised a concern for him. He really does believe that the original budget's issue back in February was probably the actual budget that was needed to run the business.

Mayor Pro Tem Titherington referred to page 3 states that the Town had already approved in 2014 and 2015 the \$200,000 for a new fire truck. The plan had been for a fire truck to be purchased in 2017 which meant we had another two more years of accrual of \$200,000 it would have been \$400,000. The projection for the cost of that truck in February 2014 was \$600,000 and in February 2015 it was \$500,000, so we were going to have to come up with another \$100,000 in fiscal 2016 or fiscal 2017 to get to that \$500,000. By going with the FSA that the Town went with \$200,000 is now returned back to the unassigned category General Fund. That is a line item movement from an assigned category to the unassigned category in the General Fund. With the Wesley Chapel FSA that was signed the Town no longer accrues for the purchase of the fire truck, it is no longer a Town liability. It also allows the Town flexibility to address additional needs. We discussed as the Town continues to grow adding another Deputy; DOT is now coming to the Towns for coshare funding of projects; the majority of the calls we have at the stations are for medical emergencies we need to ultimately look at adding a paramedic which will be an additional expense. The reality of putting \$200,000 back in the General Fund gives the Town flexibility to look at other needs. The other important thing is the big challenge for this Town is to get a projection for our future expenses and we're not able to get that data. It's very difficult when the Town runs a 10 year fiscal analysis out on a rolling basis and not have the single largest expense be budgeted out beyond a 12 or 24 month range. When you look at the FSA that was signed in May it caps the potential increase to the Town and quoted: "The Department agrees that any request for a compensation increase shall not exceed the percentage increase in the Town's ad valorem tax base for that fiscal year". In effect this is a capped contract, if the ad valorem base, which today is \$2,100,000, goes up 3% that's the number we're talking about. It's not an automatic, it's a maximum of that amount, and if it goes



up 2% it's a maximum of 2%. If we run that number out from the starting point \$705, 465 and we put a 3% compounded annual growth rate, it would take us 10 years to exceed our fiscal 2016 original submission budget, leaving 9.5 years of headroom and that doesn't include expenses that would have gone up on fiscal 2016 as they were laid out. The other area that has been of concern for some residents was their trucks as assets. He has heard they came from West Virginia, they were old, broken down etc. and wants to address that as well. If you look at the assets now sitting at the Hemby Station:

WCVFD assets: Primary Engine is a 2007, Second Engine is a 1998, Tanker is a 2007, Brush Truck is a 2001; a total of four pieces of equipment at that station. The total water hauling capacity 5,700 gallons on the trucks; in addition between the Engine and the Tanker they carry additional drop tanks increasing the capacity carried on site is an additional 7,200 gallons.

PVFD assets: Primary Engine is a 2006, Second Engine is a 1993, Tanker is a 2002, Brush Truck is a 2002, Reserve Engine is a 1998 and the Rescue truck is a 1995 and water hauling was 6,000, this information came out of the McGrath Study, page 51.

As he looks at the assets and water hauling capacity they are very close to each other. The other dynamic is the towns rolling accrual is after buying a new asset in 2017 we were projected to have to purchase an additional truck in 2022 and that was amended to include a brush truck in 2022. At a minimum we were looking at another \$500,000 in 2022 but potentially higher based off that last request. He wanted to encapsulate all this information from all of the meetings, its public record and put it all in one place which has been requested by residents. Mayor Pro Tem Titherington stated he knew this is in public record from April 13, 2015 minutes; asked the Town Clerk to get the 10 year assumptions we were working off at the time and in it we ran out of both the Operating Expense and our Fund Balance expense, both under two scenarios, Single Fire Contract scenario and Status Quo Scenario so people can actually see what happens over the next 10 years. Along with the power point he just reviewed on the front page of the website near the McGrath Study and FAQs from February, so people can locate them in one spot because it's all in the public record. He said he took this information out of several sets of minutes and consolidated it into one document, requesting Council's approval to have staff directed to place it on the website.

Councilwoman Hadley stated on the 10 year projections, is this 2015 actual and the 2016 is 1927 and we are at 18 something, obviously 2014 is actual but she does not believe 2015 is actual and she doesn't believe 2016 is budgeted. So she was wondering if perhaps we should update these numbers. Mayor Pro Tem Titherington replied these are actual funded from 2015; it was pulled right out of the financials. This is how we finished the year out; this is 2015 year end expenditures.

Finance Officer Gaylord explained that \$752,625 was the actual expenditure, then adding the \$100,000 fund balance accrual for the fire truck, which leaves a balance of \$852,625. She

explained the difference between what both of them were talking about is Mayor Pro Tem Titherington was doing a 12 month Wesley Chapel Agreement to compare, rather than a hybrid, so there is a little discrepancy between the two because of that one month overlay.

Councilwoman Hadley replied especially if you are saying this information was pulled from April minutes. Mayor Pro Tem Titherington replied the excel file is in our April 13 minutes, so if she just wants to update this with the current, that's fine and requested Ms. Gaylord to do it.

Councilwoman Hadley advised that at the Fire Community Stakeholders Committee meetings they are using numbers that have not been updated and she feels like we should be using correct numbers.

Councilwoman Harrison stated she wants it to be clear the decision made was based on this report, we can have two. One can be labeled decision and the other what it looks like at this point.

Councilwoman Hadley stated that fire service review update that you are using which shows the submissions by department, she has an issue with the \$100,000 accrued because it's earmarked we don't pay for it until we write the check. We don't know what an engine would cost, the cost is a guesstimate. In addition we don't know that we won't have to subsidize any new equipment for WCFD within the next four years. We don't know if they went with a taxing authority of the County that it wouldn't have to be paid in a fire tax with the County. She clarified that the citizens of Weddington will have to pay for apparatus at Hemby Road regardless of who is there and who pays it the Town or the County. We will still be involved in updating the apparatus in Hemby Road.

Mayor Pro Tem Titherington replied that the accrual was done and in place by a prior Council set aside with the intention to spend it. PVFD stood up at the February Retreat and asked us to give it to them now, so it's not an accrual they are looking at it as an operating expense that this was going to update apparatus if they need it. But if he has a large expense forthcoming, he's saving for it. Councilwoman Hadley replied that the citizens will be paying that bill regardless of whether it's earmarked in our General Fund or if it's taken out in taxes. Mayor Pro Tem Titherington stated the difference is that WCVFD went out and bought the assets for that building. They own it they bought it, we're paying a fire expense, the reality is looking forward to 2017 when the truck was going to be purchased it would result in a big debate over who owns the truck.

Mayor Pro Tem Titherington as we looked at 2016 it is an expense. Councilman Smith advised we were paying \$579,000 for fire service with an additional \$100,000 for a truck. Where as we're paying \$699,000 and it's a flat rate, how they purchase the fire trucks is on them and we are not on the hook for it. Councilwoman Harrison said based on what the County did they were told that they could only use the money we give them for Weddington. They could not use any

of their fire tax for Weddington. Again they can not switch gears on that. Councilwoman Hadley replied she has always said that and said it to you months ago about the \$100,000 but she just wanted to provide the other side of the pancake.

Councilwoman Hadley referred to the sentence “the department agrees....” I realize there was a cap for the ad valorem tax base but in the last draft of the FSA there was a sentence right after that and requested that be added as well. She was making the point that sentence has wiggle room in it. Mayor Pro Tem Titherington replied we can add that if there is anything over and above it will be at Council’s discretion. Mayor Pro Tem Titherington asked if everyone is comfortable he will direct staff to post it on the landing page. Councilwoman Hadley referred to the drop tank capacity carried on WCVFD trucks is 7,200 gallons but PVFD did not include their drop tank capacity. Mayor Pro Tem Titherington inquired where the source of that information is located so we can provide it. Councilwoman Hadley stated she would be happy to find it out. Mayor Pro Tem Titherington clarified that he would add the sentences requested and if Councilwoman Hadley can provide the PVFD drop tank capacity to him, he will add that as well. Mayor Pro Tem Titherington took a poll of the Council, they stated they were comfortable with this document, he directed staff to post it on the landing page of the website.

Councilman Smith stated he would like to clarify some things: The firehouse is not closed, it is open with trucks and is being manned 24/7; it is not closed and is not closing. It was said in 2011 and 2015 during the merger talks it’s was not true in 2011 and is not true now, it is open and operation.

Councilman Smith addressed the ISA rating, the #4 ISA rating has no financial benefit whatsoever for the town, and it’s a residential town. ISA rating #4 is catered to commercial and if you go on the State Fire Marshalls’ website you can see where they will do a breakdown on all three agents of the ratings. If you go down in the ranks, it goes from 10 to 1 and once you get to 6, for us that is the magic number, it’s residential and that’s what we’re shooting for. Once you hit 6, from 6-1 there is no price change on all three agents. It was based on a \$100,000 home in Wake County; it’s on the Fire Marshalls website under handout.

He addressed the issue of staffing 24/7, it was rumored that it would not be staffed as such. This Council has had written into this contract that was not on PVFD contract that there will be 24/7 coverage at that station.

Also the petition did not have 1000 signatures it has 750 and many of them do not live in Weddington, Union County, some are not even in the state and one is not in this Country. He’s uncertain as to why these individuals are interested in our Town, he’s happy, but it’s not the intention of all the residents showing what they don’t want.

The damage to the firehouse, he was the first one in the building immediately after they left, he secured the building; shortly after the WCVFD arrived and we did a walk thru with the Chief

came to examine the building. At that particular time it was noted that several items mentioned were, in fact, missing. If anyone has any questions about that feel free to contact him.

Mayor Pro Tem Titherington said he would add that the comment that was made tonight to put some of the material back into the building that was taken from other resource; for example the air compressor lines they actually went out and bought the lines the next morning and installed them. So it wasn't that they were taken from another station to retrofit this one, they went out and bought new items. Councilman Smith added it wasn't the next day; it took them several days to purchase and install them.

Councilman Smith stated there has been a lot of rumor put out there and it's causing panic. He has spent 33 years in the public safety business as a firefighter and law enforcement. He sat out in the audience in 2011 and heard the same stuff then as you're hearing now; it was not true then and is not true now. As a public safety official, he's unhappy about it because it is causing undue panic. He assured them that neither he nor anyone on this Council would do anything to jeopardize the resident's safety. If there are any questions he will be happy to speak with you. He handed out a document to the Council; it is a report of the number of calls over a 60 day period to comparing the same kind of calls for districts 32 and 43. **(COPY ATTACHED HEREWITH AND MADE A PART OF THE RECORD)** They are the same district it's just that WCVFD changed the number of the fire house, but this is for the Hemby Road Station. WCVFD (43) had 56 calls and PVFD (32) had 64. When 911 gets a call they allow 1.36 minutes to get their information and get it to dispatch and that is built into this time. In route time was 3:07 minutes for PVFD and WCVFD was 2:31 minutes, arrival time for PVFD 10:36 minutes and WCVFD 8:34 minutes, showing an improvement with the response times; this information came from Union County 911. We, by far, are not the first Council to deal with this problem. This issue with the finances has been going on well over a decade, nobody wanted to do this, and it's not fun. If you really want to know how it has unfolded you need to do your homework and read the minutes you will see how this transpired; each Council has struggled with this. He researched the minutes back to 2009 and you can see where the Council is asking the Fire Chief if they asked anyone for money and they replied no, they didn't offer we didn't ask. Councilman Price said that seems to be the same old story, coming to Weddington for the money. In 2009 he's calling it an old story. He was trying to give a sense of how long this is going on and how long the Town has tried to work with PVFD. Councilman Smith took the time to read some of the 2009 minutes and the discussion with Dan Barry, a special meeting on March 18, 2011 he read from the minutes Mr. Parks said *"We expect to end this fiscal year 2010/2011 with income of \$515,019 and expenses of \$531,721 for a shortfall of \$16,702"*. He goes on to state *"In 2011/2012 our Expense Budget is \$584,750, Income Budget at \$135,100 (Fire Fee, Subsidy, donations, fundraisers) with a potential shortfall of \$449,650. These numbers are based on losing funding from Mecklenburg County and no subsidy from the Town of Weddington"*. So that was in 2011 and they were expecting over a \$400,000 shortfall. Councilman Smith read from the minutes from April 11, 2011 where Councilman Warner Thomisser stated *"This year*

*the Town subsidized to the tune of \$215,000. Because we now have to put a day time paid fire fighter to work at night, I would assume that the subsidy would probably increase from the \$215,000. That is one concern that I have. The second part of this equation is the \$450,000 for the station upgrade. If you add those two numbers together saying that \$300,000 for the firefighters and another \$450,000 we are looking at \$750,000 and our budget is \$1.5 million. I have some concerns about the total amount".* Councilman Smith stated these concerns were expressed in 2011. This Council has held special meetings with Providence to work through the budget and what he's finding out so did other Councils. He didn't know this until he researched the minutes; this is not a new problem. This special meeting that deals with the finances of PVFD was held on Monday, May 9, 2011 at 5:00 pm, seven people attended. Mr. Parks stated *"The Town has told us you were going to supply us with \$233,000 and not knowing what we will get from Mecklenburg and from the fire fee and the subsidy, we are still going to be at a shortfall".* Mayor Pro Tem Barry stated at that same meeting: *"Any way that you go, it is a bad decision financially because of the exposure to the Town. We do not have a solution – we could spend \$500,000 on a building and we still have the subsidy issue to deal with. If we do not make any progress on the financial side, you are going to be out of money. We are going to spend a half million dollars from our fund balance".* So that's Mr. Barry again questioning how much money is going out. Councilmember Smith read from the July 11, 2011 at 5:00pm Special Council meeting minutes that addressed financial issues of PVFD; Councilmember Thomisser stated *"there is a lot of hysteria running around the last 30 days."* Councilmember Smith said you hear a lot of hysteria out there now; it seems to be a common theme. He went onto read comments from Mayor Pro Tem Barry from that same meeting: *"Tomorrow we could authorize \$500,000 to renovate the fire station. It does not fix your problem. Your immediate problem is you have an unsafe environment for overnight housing. You have a much more dramatic problem that is more than \$500,000 because that is 18 months of your operating shortages. One of the greatest challenges that we have had in this discussion is none of us would invest our own money in a failing enterprise and at the end another organization is going to take you over and charge us a 5 cents tax rate (not true amount) and they have the wherewithal to borrow it and fund it. Then why are we dragging the rest of the Weddington taxpayers into the discussion in renovating the building? Will you address the revenue side and what your plans are?"* So here he is again acknowledging there is a real problem with the financial problems. He could go on, but he'll stop there. As you can see this is just a snapshot in time but has been addressed by several councils for decades. So when it hit this Council it was at a fever pitch and we had to do something. What we did was find a most viable plan that provides the appropriate amount of fire service at an affordable cost.

Mayor Deter summarized from the last 15-20 minutes that he has heard; financial issues have been going on for at least 5-6 years perhaps longer, annual savings is around \$218,000 a year and response times have gotten about 20% faster.

Mayor Pro Tem Titherington stated he tries not to get upset publicly, but he was upset to hear recently that town information that falls under our Attorney/Client privilege was presented to the Plaintiff's court case with the town. When he heard that Attorney/Client privilege information as town information was showing up in a court case and it includes water tower information he was upset. He firmly believes, regardless of your personal views, you have taken an oath of office, and have a fiduciary responsibility to uphold the town's interest, regardless of where you stand on any issue that's our job. Staff has been asked and has answered this information has not disseminated by them. So he started thinking, ok data comes into this town, staff has not disseminated, the only other people it goes to is Council. He went on the record that *"he has not shared bills, outlines of meetings, dates or other materials discussed with our attorneys that fall under the privileged information with anyone outside of staff or Council"*. Mayor Pro Tem Titherington repeated this statement. That is our job and our fiduciary responsibility as citizens. He said he was going around the table asking them to go on record as well. Starting with Mayor Deter who replied *"I have not shared any information of this nature outside of Council"*; Councilman Smith replied *"I have not shared any of this information with anyone outside of this Council"*; Councilwoman Harrison replied *"I have not shared any of this information with anyone outside the Council or the staff"*; Councilwoman Hadley replied *"I have not share any confidential information"*. Mayor Pro Tem Titherington asked *"outside of staff and Council"*, Councilwoman Hadley replied *"I don't even know that I've shared with the staff or Council"*. Mayor Pro Tem Titherington stated he believes this would lead to the fact that we have a major issue going on with the staff which is a violation of the employee agreement. So as we go into Closed Session we need to discuss that.

Attorney Fox updated the Council on the decision of the Court that was rendered on August 25<sup>th</sup> by Judge Lee with regards to the latest of a series of actions that have been pending in Union County Superior Court. As you know there was a complaint filed initially seeking recovery based on a breach of contract theory for the termination of PVFD under the FSA. The complaint sought recovery of damages. There was an amendment to that complaint that was filed. The amendment added two additional claims: unfair and deceptive trade practices and fraud in the inducement. The last claim suggests that PVFD was induced to enter into transaction by fraud. It is unclear how Council could have induced a transaction based on fraud given the timing of the transaction.

Mayor Pro Tem Titherington stated that's because that was all done with the FSA prior to that. Attorney Fox agreed it was done prior to, by a different Council and prior to entering into the Lease. You know that the July 27<sup>th</sup> date was an important date and we sought to ensure possession of the Fire Department to ensure that service could continue to be provided to the citizens of Weddington by seeking an injunction for relief and the Court did grant that relief. This Council entered into a formal lease with WCVFD, which lead to an action by PVFD to seek to get a restraining order prohibiting the Town from conveying to WCVFD the Hemby Road Station. The lease provided the Council an option for WCVFD to purchase the property. It did

not indicate a time period of when, it just contained that provision. PVFD filed a TRO to prevent the Town from transferring that property and indeed the TRO lasted for over several days and at a hearing before Judge Lee with regards to the preliminary injunction with regards to that remedy, the parties presented significant evidence. We presented evidence to support the Town position that there was not basis for an injunctive relief because there was an adequate remedy of law that PVFD having filed what's known as lis pendens. A lis pendens is an action that goes on the public record that's there if anyone takes property subject to the notice of lis pendens then they take with the notice that there is a claim out there and the claim being filed by lis pendens PVFD that we may have a right to the property in the long term and therefore the law would suggest that if they do prevail or showing that they have a right to get the property back. We argued to the Court that was an adequate remedy at law for PVFD and we also argued that claims of unfair deceptive trade practice were inappropriate and did not run against a governmental entity. We also argued that their fraud and inducement did not have merit for a number of reasons. The Court took it under advisement and then asked that if anyone had any questions or additional information to submit it by a certain date. The Court would take and consider that information. There was also a motion to amend an additional amendment to the complaint that was filed by WCVFD. Mr. Fox stated that the additional information that was submitted was the information referred to by Mayor Pro Tem Titherington, unbeknownst to him, opposing Council submitted a copy of our legal bills. Those legal bills contain very sensitive information. If you have ever hired a lawyer you will understand that the lawyer identifies the matters they are working on with detailed explanation of the nature of what is being done. That information discloses theories that the lawyer has about particular cases; it discloses various items of sensitive and confidential information. Mr. Fox stated he was surprised because never in his 30 years of practicing law, has he seen an attorney get that information and then present it into a Court of Law. We filed an objection to that to the Court and Judge Lee. Judge Lee rendered the ruling that did not acknowledge our objection to that information. Judge Lee's ruling denied our motion to dismiss. At least he did acknowledge the dismissal of the unfair and deceptive trade practice claims that we filed; he denied our motion to dismiss the fraud in inducement based upon our governmental immunity claim in defense as it relates to that claim. He did continue the injunction prohibiting the town from the transfer, sale, and assignment of the interest in the Hemby Road property until the conclusion of litigation. It does not mean there is a final determination that the Town can never sell the property, it's that they are prohibited from selling the property until the litigation is concluded. That is where the litigation stands at this point.

Council took a five minute break at 9:01 pm

Council returned at 9:06 pm

Councilwoman Hadley asked about the Litigation Committee; she read from the June 8, 2015 minutes: *Councilmember Smith stated that since Mayor Deter and Councilwoman Harrison have represented the town on this matter in the past they should continue to do so on this new committee. Mayor Pro Tem Titherington stated: "To me this is for them to work with the attorney*

*and it takes time to have 3, 4 or 5 people at those meetings. They will not be making decisions or resolutions; they can gather the information and bring it back to Council. Councilmember Smith stated that it is understood that the decisions will be made by the Council as a whole. The motion was made and carried 3-1 in favor. Councilwoman Hadley went on to read from the same minutes: Attorney Fox reminded everyone that as a committee they still have to follow the Open Meeting Laws and provide for appropriate notices.*

Since she hasn't seen any notices, she's wondering where the Attorney is getting his direction and if the Litigation Committee has met. Mayor Deter replied there has not been a meeting of the Litigation Committee that involved Mr. Fox, Ms. Harrison, me and Ms. Piontek taking the minutes. Councilwoman Hadley inquired how is the Attorney receiving direction if the Litigation Committee is not meeting. Mayor Deter said sometimes he will get a poll of the Council and give it to the Town Attorney. He believes that we will be providing the Town Attorney with direction in the Closed Session this evening. Councilwoman Harrison stated, when you say litigation, what the Town Attorney has been doing has nothing to do with the litigation, it's been all the other things that PVFD has added on, that it's not from the original law suit. Councilwoman Hadley clarified that there has not been a work product on the original lawsuit since June 8<sup>th</sup>; is that what we're saying? Attorney Fox replied there has been nothing that requires Council approval in terms of actions he has taken. He has essentially been reacting to actions instigated by PVFD, as a lawyer would do. He has had deadlines to file actions and briefs, appearances that need to be made in court. He has kept the Council abreast of it through Mayor Deter. Mayor Pro Tem Titherington stated he believes that's the purpose of tonight's closed session to assist with that.

Councilwoman Hadley stated there are several things going on and she was under the impression it would come back to the Council and when you say that there hasn't, yet you polled the Council, she just has not been polled. Councilwoman Harrison stated we were all polled about the invoices, she saw your name on the email. Mayor Deter said he sent two emails, he heard from everyone including staff and Council. The only person he didn't hear from was Councilwoman Hadley, you could have responded.

Councilwoman Hadley said she feels it's important that with the start of WCVFD services to the Town, the base line of expenses are established and well documented. They have a budget from the County for their district of \$1,800,000 and a \$700,000 budget from Weddington and I'm concerned if those budgets are being blended into one operational expense; there is a distinct budget for their district and is there a \$700,000 budget for Weddington. Mayor Pro Tem Titherington replied that his take is there are 3 stations that service Weddington, he just looks at what we're paying for fire and that's what we're paying for the years. Councilwoman Hadley replied so you're not interested in knowing where the \$700,000 is going to. Mayor Pro Tem Titherington replied for him it's going to all three fire stations for the Town of Weddington's fire expense.



Mayor Deter state there are expenses unique to Weddington, such as that \$699,000 plus there's the purchase of fire trucks and stuff. Although it's the Council's call, once we get this settled down and in place; right now we're scrambling to get replacement equipment put in the fire station that was taken, the damage fixed, and some of the things on the lot, we would do like we did with PVFD. With PVFD we were 95% of their service, but with WCVFD we are about 1/3, in answer to your question he would expect a similar type review yes. Councilwoman Hadley replied that's what she was thinking, the taxpayers are paying \$700,000 for services to our town and we should have a specific budget on how that is spent. Now is the time to discuss it. Obviously expenses have already been incurred. Will the \$115,000 spent on the apparatus be on the \$700,000 budget? Engine 261 is over there, will that be a purchase expensed in that budget, how was that expensed or did it come from other funds. In the same spirit with the budget, she understood they had an audit that was being prepared April 15<sup>th</sup> and do we have a copy of that audit. Councilwoman Harrison commented that audit was based on a merger and that didn't happen. Mayor Deter replied audits run for previous years, that audit would be a reflection of a time when they were not a primary fire station for Weddington, so he would not expect to get that audit. But next years audit because we put into the budget we would contribute to that audit, like we did with PVFD he would assume that they would share it with the Town, but can't say for certain. Councilwoman Hadley clarified that the audit that was done on April 14<sup>th</sup>, will not be, nor is expected to be shared with the Town, both Mayor Deter and Councilwoman Harrison agreed. Mayor Deter advised there were balance sheets and other information shared with the Town, we know that political hay was made out of that information, so he could understand why they are hesitant. Councilman Smith reiterated that the audit was based on a merger that never happened so is there any relevance at this point?

Councilwoman Hadley heard great things about the recruiting on Hemby Road; they went from 73 members to 100. She asked how many are on the Hemby Road roster and what is their certification, what is the number of State Certified and EMT. Mayor Deter replied we were discussing having Chief McClendon come to an upcoming meeting and provide us with a report on those things. Councilwoman Harrison explained that Chief McClendon is at the County Commissioners meeting tonight and was unable to attend our meeting tonight. Mayor Pro Tem Titherington said we have discussed developing a score card and I think that is something we might want to instigate. Councilwoman Hadley said she would save specific questions for Chief McClendon.

Councilwoman Hadley asked at what point will we considering having financial reports in our packet. She feels like we should have a \$700,000 specific budget broken out individually and she'd like to see how that is spent. Mayor Deter said we should give that information and any other questions for Chief McClendon so he can answer them.

B. Update on proposed Weddington-Matthews Road improvements

Planner Burton advised he and Mayor Pro Tem Titherington met with DOT to follow up on conversations pertaining to the curve on Weddington Matthews Road as you approach Antioch Road. We met with them on September 1<sup>st</sup> with four different DOT members, it was a productive meeting and they acknowledged that there is an issue there. The main problem they have acknowledged is there seems to be an issue with the super elevation, which is the bank and the curve and that's what causing cars to run off the road and overcorrect into the fence across the street and will attempt to get the project reviewed and funded by DOT. It has to be submitted by the deadline of November 1st and if they don't get it in the top 20 projects selected they are confident that it would be a project strongly considered by DOT. There are some other stop gap improvements to signage to improve the curve before they get the road fixed:

1. Increase the size of both "curve/advisory speed limit signs (35mph)" and move them closer to the curve
2. Place chevron signs around the curve heading NE along Weddington-Matthews Rd
3. Move the "traffic signal" sign closer to the light at Weddington-Matthews and Antioch Church Rd
4. Place a new curve/advisory speed limit sign at the second curve (closer to the light)

He referred to an email he forwarded to Council just prior to the meeting.

Mayor Pro Tem Titherington commented on the great job that Julian did and added they discussed speed, Mr. Epperson said if the speed of the curve is lowered it will likely pass a test for 35 mph but it needs to be designed to accommodate 45 mph. Mr. Epperson feels from a safety perspective, this is very high on the safety impact (number of accidents and fatality/injury accidents); the cost is \$400,000, if they get the approval they will start after November 1st, will map out the project in January and target completion with construction by the next school year. What the two parts are is he recommended adding an additional 3 feet extra asphalt on Vintage Creek side so you don't get the sling shot effect so that makes it safer. The other comments Mr. Epperson made, because Officer Rodriguez provided us with a traffic count, it was amazing Saturday & Sunday morning between 6-7 a.m. you have 60 cars, but Monday morning it was about 170 one way. We agreed to keep the trailer there about every other week; it was amazing when people see it they slow down, lowering the average speed from approximately 45 mph to 33 mph which is manageable. As we were going through that yield sign, he said "this needs to be a round about", it's about \$900,000, off the top of his head the safety investment ratio would be about 12%. The Towns are starting to put money into those and if you met us half way on that that 12% becomes a 24% because now we rate it not at the expense of the project but the Town's contribution and the DOT side of the contribution. His comment was 24% would get funded immediately. That's the power of that General Fund to start looking at the other left hand turn lanes in other parts of Town. It was a great meeting, he thought Mr. Epperson was doing a good job and more importantly our Planner Julian Burton is doing a Great Job.

## **Item No. 11 New Business**

### **A. Review and Consideration of the entry monument and landscaping for the major subdivision, Highclere**

Planner Burton advised included in the packet is the architectural and landscaping plans for the entry monuments for the approved major subdivision, Highclere. The plans show entryway monuments for the entrance off Rea Road. Which is the main entrance; it does show the gate as well. All plants in the landscaping are on the List of Acceptable Plant Species, the monument structures are outside the right-of-way and sight triangles and the signs meet our requirements to being less than 20 square feet.

The Planning Board recommended approval with the condition that any lighting meet the requirements of the Town of Weddington Lighting Ordinance.

Councilwoman Hadley asked if that knee wall interferes with the hydrants. The applicant advised that it does not, there's an existing fire hydrant on Rea Road about 100 feet down from the entrance, so there is no hydrant outside this entrance the next one is inside the project.

Councilwoman Harrison moved to approve the Highclere Entry Monument along with the recommended the conditional approval from the Planning Board on lighting. All were in favor, with votes recorded as follows:

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

NAYS: None

### **B. Review and Consideration of Final Plat Map 2 Phase 1 for the major subdivision, Atherton Estates**

Planner Burton advised the applicant is Shea Homes and this is the third and final plat that we have received for the Subdivision Atherton Estates. Map 1 for 12 lots was previously approved on August 11, 2014 and Map 1B for 13 lots was previously approved on February 9, 2015. All these lots are conventional lots over 40,000 square feet which are approximately an acre. These will be served by Union County Water and Sewer. US Infrastructure provided a letter of approval for the engineering for all phases of Atherton Estates on April 16, 2015. The lighting plan was approved by the Planning Board on July 28, 2014.

The Planning Board did recommend approval of the final plat with five (5) conditions of approval:

1. Performance and Maintenance Bonds to be approved US Infrastructure.
2. Each remaining lot to be recorded in the Atherton subdivision shall include on its Deed a statement that any roads in the subdivision that are not accepted by NCDOT are private

and not the responsibility of the Town of Weddington and shall be maintained by the Atherton Homeowners Association or its Developer.

3. Vehicle control signs including but not limited to stop signs and speed limit signs shall be installed by the Developer and maintained by the Homeowners Association on any roads not accepted by NCDOT. All speed limits within the subdivision shall be no greater than 25 mph.

4. Coordinate with USPS and DOT to provide cluster mailboxes within subdivisions

5. Individual home addresses must be clearly visible from the roadway.

Mayor Pro Tem Titherington moved to approve the Final Plat Map 2 Phase 1 for the major subdivision Atherton Estates at staff's recommendation with any conditions that they have outlined apply. All were in favor, with votes recorded as follows:

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

NAYS: None

**C. Review and Consideration of Maintenance Bond Release for Lake Forest Preserve Phase 3B Map 1**

Planner Burton stated that we have received the recommendation from Union County that we can release the Bond that we are holding. We would turn to them for the authority on whether or not we should be holding that Maintenance Bond in the time period they have complied with all the plans and review per Union County. The amount is \$26,844.20 for Phase 3B Map 1

Mayor Pro Tem Titherington moved to release the Maintenance Bond for Lake Forest Preserve Phase 3B Map 1 in the amount of \$26,844.20 per staff recommendation. All were in favor, with votes recorded as follows:

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

NAYS: None

**D. Request for approval of funds for landscaping at Town Hall.**

Councilwoman Harrison stated this is where the new driveway is, scouts were not able to do it.

Councilwoman Hadley asked if this item was budgeted, Finance Officer Gaylord replied yes.

Councilwoman Harrison moved to approve the landscaping invoice from Daryl's Lawn Care as stated. All were in favor, with votes recorded as follows:

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

NAYS: None

**E. Request for approval of funds for FY2015-2016 Contract for Daryl's Landscaping**

Town Administrator Piontek advised this was simply a matter that fell through the cracks between the leaving of previous and the hiring of a new Administrator. There are two contracts with this vendor, one for Town Hall property and one for the medians in Weddington. The two contracts mirror each other with the exceptions of location, amount, safety requirements and NCDOT requirements included on the contract for the medians. Council had a discussion about the last contract that was signed with the vendor requesting that we review that document again.

Mayor Pro Tem Titherington moved to approve the contract as submitted and executed per staff's direction.

Council continued the conversation that the contract referred to from 2011 was not the most recent contract.

Mayor Pro Tem Titherington withdrew his motion.

Councilman Smith moved to table this matter until October. All were in favor, with votes recorded as follows:

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

NAYS: None

**F. Request for approval of funds for conversion of software**

Town Administrator Piontek advised we are currently paying VC3 approximately \$2,800 per month for IT services and our new vendor, Compunet World, has been contracted for approximately \$1,500 per month, resulting in a \$1,300 monthly savings. We are receiving many advantages with the new provider such as there are no additional costs involved for their service. Our current providers charges \$125 per hour for travel or perform anything not specified in the contract, such as email search for FOI's. Although Compunet World is more than willing to convert the software from our financial and scanning programs, the organizations will not provide the necessary information for Compunet to do so. The bills before you are from those organizations for these services, something neither staff, nor Compunet World has any control over. You have an invoice in the amount of \$1,500 from CSI our financial software and an invoice for \$937 from One Source which is our scanning software. We are uncertain that we will have to use One Source to convert the information; Compunet is going to try and do all they can to accomplish this task, but in case they are unable to do so, staff would rather not wait until the October meeting to get approval of this invoice. Mayor Deter stated that if \$937 is going to assist in making it a smooth transition, it's worth the money, but that is up to Council.

Councilwoman Hadley stated for the record that we have a \$1,300 savings per month, even though it sounds like a lot of money it's about a two month payback.

Councilwoman Hadley moved to approve the funds for conversation of software in the amounts presented. All were in favor, with votes recorded as follows:

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

NAYS: None

**G. Lake Forest Preserve Phase 3B Map 2 Bond Release – *this matter was added as a result of a motion made in Additions and Deletions.***

Planner Burton advised this is the exact same situation as the previous bond; just a slightly different section of the subdivision and this is for \$39,956.00. We are asking the Council to release this bond.

Mayor Pro Tem Titherington moved to authorize staff to release the maintenance bond in the amount of \$39,956.00 for Lake Forest Preserve Phase 3B Map 2. All were in favor, with votes recorded as follows:

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

NAYS: None

**H. Discussion and possible action on exterior repairs of Town Hall**

Town Administrator Piontek stated Council is aware there is exterior damage to the building; she was directed to have a Sherwin Williams Representative come in and evaluate the building. They brought a painter with them who, according to them, is known to be very good at restoring historical buildings. You have reports from Sherwin Williams, the painter's report along with another report from 2014 when Sherwin Williams came and evaluated the exterior. It is rotting, it is in serious trouble, there are openings and both professionals expressed concern over the current condition of the building. In addition to that there is a roof situation over the closet in the Planners Office that she had inspected by a professional roofer. We were hoping we were going to be able to raise it, but we were told we would not be able to do that because of the fact that it would not tie into the other roof. Mayor Deter was present when the roofer was there and contributed that the roof can be raised a little bit but not much because it can not be tied into the other roof. That is where a lot of the rotting is, we might want to consider a metal roof instead of shingle roof. Ms. Piontek advised that we were also informed that the sheathing under the shingles is obviously rotted. She requested a ballpark estimate from the roofer and was advised approximately \$2,500 - \$3,000 assuming there is nothing wrong with the rafters.

Councilwoman Harrison stated that we reserved funds for the repairs of this situation. Unfortunately it needs some work and she thinks we should do it all. Councilman Smith advised that we've discussed this couple of times and the general consensus is to just go ahead and do it and not piece meal it.

Mayor Pro Tem Titherington and Finance Officer Gaylord discussed the amount we had reserved for this project, we carried over from 2014 \$30,000 and added an addition \$15,000 in this budget totaling \$45,000.00. We got the air conditioning fixed to control the moisture issue and make sure it wasn't coming from inside, but when he reread the report a couple of times there is still a moisture issues because of the caulking that was done. His perception of that comment was if we take the caulking out it will solve the problem but we will have an ascetic problem. The conversation a year ago for the long term fix was doing hardy board on the really bad sides, which will give us that look and in doing the research we found, this is a historic building at the Town's behest. He agreed, we have to get it fixed right, that roof will probably need a rubber base with metal over top. Otherwise we will be chasing the problem for years. His question is do we fix the siding, the last thing you want to do is paint what you have. What he heard was it will still be another year or two to maintain it, and you're chasing your tail.

Councilwoman Hadley replied with any big job you are going to have it inspected; she does it on an annual basis at her house. If you do it annually then you keep from something getting away from you. She is not for the hardy board.

Councilman Smith stated you're doing it on an annual basis at home which is what one is supposed to do but we know it hasn't been done at Town Hall. We have no idea of the scope of the problem and he feels anything we do is covering up a problem. We know it's going to be expensive; we have no idea how bad the problem is and we need to get that determined. We keep talking about it but we're not doing it.

Mayor Pro Tem Titherington provided an example of vertical board coming down with joists exposed at the bottom; some professionals do that in hardy plank on the high rot areas and keep the rest of it. What is the strategy, digging out all the caulk, doing the siding right with trim pieces that if we run into problems we're going to replace it instead of pine which will rot out in 18 months or replace it with what. How do we get it fixed right?

Mayor Deter suggested that we do it one way or the other verses blending between hardy board and pine.

Councilwoman Harrison stated some of the walls were not caulked, some look good, needs a little maintenance but it's been three years but it looks good, because it wasn't caulked it could breath. If you look at the rest they are peeling and rotting which concerns her because of critters. She wonders if we can make what's here get the caulk out because it's ruining this building.

Councilman Smith said there's a lot of talk about the hardy board but you have to look at what's going on structurally underneath and we have no idea what is going on there. It's been years of caulk and sweating which has got to be taking its toll. He recommends doing it right or don't do it at all. He feels the right way to do it is to replace with hardy board, it solves the problem, enables us to see what problems we have underneath, address those problems and more than likely we will not be able to address those problems until that boarding is off. He is in favor of replacing everything and doing it right.

Mayor Deter summarized that what he heard was to go hardy board, go wood and is looking for an answer from the other two Council Members.

Mayor Pro Tem Titherington stated he's comfortable with that if these guys know what they are doing and if some caulking, sanding and painting and getting it done. His biggest question is when he sees \$18,000, three other guys are \$3,000 and \$11,000 last year the reality is that they were missing something. The \$18,000 is probably more realistic with the amount of work we have to do, his question is if this was my house and had that much rot, I'm hiring a carpenter to do it not a painter do it.

Councilwoman Hadley advised these quotes presented were just for informational purpose only, they were from last spring and she's sure there has been more damage since then.

Mayor Deter said he has identified 2 carpentry areas and the recent proposal identified 18 carpentry areas, has it gotten worse or has the guy we brought in have more expertise.

Councilwoman Harrison stated that she believes it's gotten worse and we need to get someone in here that is not a painter to look at the structural carpentry in this building.

Mayor Deter summarized that everyone is in agreement on the roof back there; the question is on the house, hardy board or wood. Mayor Pro Tem Titherington stated he would love to keep what we have if there are no structural issues. His biggest concern as he looks at 18 damage points and some of the work. He would be more comfortable getting a carpenter come out and tell us what we have and what we're supposed to do about it. How quickly can we get a couple of carpenters in here to get us a quote?

Mayor Deter asked if Council is of the opinion we stick with wood and not consider hardy board then we move forward with the carpenter thing, that's the big question.

Councilwoman Harrison stated the bigger question is there structural damage, what the difference is going to be between putting wood back up or hardy board. Either way we have to



fix the structure if there's structural damage. She's worried that we get someone in with qualifications and they find more, what do we do. She would rather not do a contingency; we have to make a decision, preventing it from being on the agenda every year.

Mayor Deter summarized that we have a structural carpenter come in, pull some boards off and provide a recommendation on the fix.

Councilman Smith suggested we take it one step at a time and determine what we're dealing with first by getting a carpenter in here.

Mayor Deter summarized that the direction is to have a structural carpenter come in, do what he has to do to look at what's under these rotted boards and provide a recommendation on the fix.

Councilwoman Hadley replied if you take a rotten board off and if it's rotten underneath it will still be that way whether you replace it with hardy board.

Councilwoman Harrison stated a year ago we did not have any peeling of the boards, in one year we have stuff coming out, curling of the boards and the side has some issues that we didn't have a year ago, so she is concerned we have rot here and where we think it looks pretty is also rotted.

Mayor Deter inquired if our first step is to have a structural carpenter out here and let us know what kind of rotting is underneath it and while he's here have him look at the roof if there's structural rotting underneath there.

Councilwoman Hadley recommended having two carpenters come out to assess and give him the bid from Nu Hue and have him use that as our baseline, see if he agrees with what's on that bid. Establish a scope of work and assessment if he adds to it or agrees with it we can get bids from the other contractors for the scope of work; with the intent that Council can make a decision on the fix.

#### **I. Discussion and possible action on increasing the financial parameters of the Town Administrator**

Mayor Deter stated that the Town Administrator is permitted to spend \$500 and is that realistic. Finance Officer Gaylord said she was unaware of the \$500 limit but that as long as it's in the budget and is approved and it's not a contract she's good to go.

Attorney Fox said that the auditors need to weigh in. Ms. Gaylord stated that Ms. Piontek is requesting less than she suggested because in our budget message, those capital expenditures over \$5,000 need to be approved; otherwise they come to Council and that was the limit that she suggested. Attorney Fox stated it is a delegation of authority from the Council to the

Administrator. What he has seen in other jurisdictions is that they do have a reporting back to the Council each month or a certain period of time of the expenditures that have been made.

Ms. Gaylord questioned if there is a contract involved, it was her understanding that if there was a contract it had to come before Council.

Mayor Pro Tem Titherington asked who's signing off on it. The Town Administrator has the ability to spend up to \$2,500 on prior approved operational budgeted items and is responsible for providing a month financial recap of such expenditures to the Town Financial Officer.

Attorney Fox recommended making that in the form of a policy.

Mayor Pro Tem Titherington moved to increase the financial parameters of the Town Administrator to \$2500 for pre-budgeted items with a monthly report for the Finance Officer and Town Council. The votes recorded as follows:

AYES: Councilmembers Harrison, Smith and Mayor Pro Tem Titherington

NAYS: Councilwoman Hadley

#### **Item No. 12 Update from Town Planner**

Town Planner Julian Burton advised the Planning Board will review the following items at the August 24<sup>th</sup> meeting:

- Cardinal Crest Final Plat
- Tuscan Ridge Final Plat
- Highclere Phase 2 Final Plat
- Graham Hall Entry Monument
- Construction Documents for All Saints Anglican Church
- Revised Enforcement Items Manual/Policy
- LUP updates (stormwater/buffering)

PIMs were held for a proposed subdivision along Highway 84 on August 31<sup>st</sup> and September 1<sup>st</sup>. Staff is still working through some issues with the applicant on the sketch plan design.

He had a couple of conversations with DOT about Rea Road and 84 and they are having a PIM either late October or early November. It's down to two alternatives; they should know where the road generally is going by March or April 2016.

Mayor Pro Tem Titherington stated that NCDOT was pleased with our TIA and asked to have Mr. Burton send a note expressing appreciation.

#### **Item No. 13 Public Safety Report**

*None*

#### **Item No. 14 Update from Finance Officer and Tax Collector**

Finance Officer Leslie Gaylord advised Council they have this month's financial report; the auditors will be here on Thursday and she will be happy to answer any questions this evening.

Councilwoman Hadley asked to have the monthly reports posted to the website with the budget. She also asked about the fixed assets of the building at \$1,700,000 when we are going to expense the depreciation of the building. Ms. Gaylord replied we do not do it for our cash basis accounting which is the monthly accounting and balance sheet that you get. For our audited Financial Statements there is a depreciation entry made. If you look at the audited Financial Statements it would show you the depreciated value of the buildings. Councilwoman Hadley asked if the Town Hall is depreciated on the audit, Ms. Gaylord replied yes.

Councilwoman Hadley stated it's depreciated on the audit but as a Government entity we don't expense that depreciation is that correct. Ms. Gaylord stated she was correct. When you look at your audited Financial Statement you have two separate lines, one is modified accrual and one is GAP, there is a reconciliation that shows the difference between the two and the depreciation is one of those items. We don't do it on a cash basis but we do it on a GAP basis. Councilwoman Hadley inquired if a 501C4 or 501C3 expenses depreciation. Ms. Gaylord replied she does not know.

#### **Item No. 15 Transportation Report**

Councilwoman Harrison advised that we voted yes for managed lanes, because of the Federal Law and Clean Air Act, if we voted no and it did not pass 100 projects would have been put on hold and potentially never financed. From a Union County standpoint, thanks to Monroe dropping a couple of projects off, we have 5 projects: on one is widening 4 lanes on Potter Road from Old Monroe Road to Pleasant Plains Road; Lawyers Road widening to multiple lanes from I485 to Steven Mill; Old Monroe Road widening; Rocky River Road widening to US74, the New Town and Marvin Road roundabout was put back on because that is dangerous. This will go onto priority four which we have not voted on, we have no guarantee. In total the entire MPO can put in 20, so we're just asking for the 5, hoping that we can get the five and giving the majority to the 31 vote person.

#### **Item No. 16 Council Comments**

Councilmembers Smith and Hadley had no comments. Mayor Deter and Mayor Pro Tem Titherington had no comments

Councilwoman Harrison advised the festival is coming up on Saturday and Litter Sweep is October 3<sup>rd</sup>.

**17 Closed Session** [N.C.G.S. 143-318.11(a)(3)] - Consult with the Attorney to protect the attorney-client privilege and [N.C.G.S. 143-318.11 (a)(6)] to consider the qualifications, competence, performance, condition of appointment of a public officer or employee or prospective public officer or employee.

Mayor Pro Tem Titherington moved to go into Closed Session. All were in favor, with votes recorded as follows:

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

Councilwoman Harrison moved to come back into Open Session. All were in favor with the votes recorded as follows:

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

Councilwoman Hadley left the meeting during Closed Session

Councilman Smith moved to instruct Attorney Fox to appeal the decision made by Judge Lee on August 25, 2015. All were in favor with the votes recorded as follows:

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

**Item No. 18 Adjournment**

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

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

The meeting adjourned at 11:15 p.m.

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**Bill Deter, Mayor**

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Peggy S. Piontek, Town Clerk

**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, OCTOBER 12, 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 October 12, 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: Carol Hogan, Walton Hogan, Shelva Stuart, Locke Stuart, Tommy Price, Lynn Sewell, Peggy Stallings, Andy Stallings, Pat Harrison, Larry Brinker, Chuck Rowlands, Bill Snider, Monica Snider, Peter Tatgi, Anna Blood, Mary Ann Maxson, Mike Maxson, Everlyn Hall Baker, Scott Buzzard, Ginny Reid, Anna-Marie Smith, Mike Davis, Jeff Rohland, Bob Lockerman, Brian O'Connell, Steve McLendon, Max McLeod, Wayne Griffin, Jim Vivian, Mikki Weaver, Charles McClure, Peter Harlick, Joshua Decker, Charlene Conner, Kenny Schott, Allen Henderson, Hank Blowers, Andrew Stallings, Jan Sepulveda, Brandon Cleary, Andrew Moore, Tom Libbacht, Joseph Deese, Chris Burke, Cathy Blowers, Laura Manning, Ken Fasanaro, Ken Fasanaro Jr., Alix Parlic Phillips, Sandy Buzzard, Bill Price, Diane Galloway, Vicky McPhatter, Steven Day, Cathy Killough Brown, Judy Johnston, Jeff Robilar and Elton Hardy

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

**Item No. 1. Open the Meeting** Mayor Deter opened the October 12, 2015 Regular Town Council Meeting at 7:00 p.m.

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

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

**Item No. 4. Special Presentation/Recognitions**

A. Special Recognition of Jeffrey Perryman and Jennifer Romaine for their service on the Planning Board.

Mayor Deter explained what Planning Board Members do and advised that Mr. Perryman had to resign due to work constraints. He presented Mr. Perryman with a Certificate of Appreciation from the Planning Board and a small token of appreciation from the Town Council.

Mr. Perryman thanked everyone and suggested that all residents should volunteer to be a part of a committee or board because it provides an education. Without equal one learns how things work. Mr. Perryman stated it was fun and he enjoyed his time on the board.

Ms. Romaine was not present at the meeting.

### **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.

### **Item No. 5. Public Comments**

Diane Galloway - Water Oak Colony – I want to thank the current Council and Mayor for keeping the integrity of Weddington as it is. When I moved here it was one house for every three acres and now it's one acre. We enjoy the privacy and atmosphere the Town provides and enjoy all the benefits of economic development that can be found within 15 minutes. We do not need or want any more economic development in our town. I am a real estate paralegal and know how the real estate developers work and how they get things done and it's not normally very nice. I appreciate the fact that the Council has had the courage to stand up to that kind of pressure and temptation.

Vicky McPhatter - Water Oak Colony – I want to take the opportunity to thank the Mayor and Council for all their hard work this year. I know that hard decisions are made by the Council, but it's obvious that they think about it and do their homework considering everyone involved before making those decisions. I appreciate them having the courage to do things that other people would not be able to do. For that reason, I am thankful for my taxes not going up. The Council has done such a great job with the finances and I thank you for that.

Jeff Robillard - Longview Court – I want to thank the Council for standing up in the heat and almost persecution against them that I have witnessed during the meetings. It was unfounded. It should not have been that way. This is a community. I moved here 25 years ago because this is a wonderful community. I believe houses should be on an one acre lot. I had guests visit this week who could not believe what a beautiful community we live in and I don't want it changed.

I want to thank the Council again for the fire service we now have and I feel it is paramount that we do not own a fire station.

Steven Day - Wesley Chapel Firefighter – I want to commend the Council for the firestorm and angry mob that has been whipped up against them which they have had to withstand. I appreciate that they had to deal with some of that to come up with some of the tough decisions. I hope that both you and the citizens that are listening will try and pick through a lot of the deception that unfortunately has been thrown around to bring firefighter against firefighter. That's really not the issue. It's the issue of the leaderships and the models and the affordability of them. I commend the Council to be able to see through that and to pursue the right thing for the Town. I hope the citizens will be able to see through a lot of the deception as well and be able to keep the taxes low and keep your fire service the way you want it.

Ginny Reid - 8126 Lake Providence Drive - I want to thank the Council for their decision to change the fire service and save Weddington more than \$210,000 off fiscal year 2015. I have a note from Richard to Pam Hadley. This is regarding Elect Pam Hadley for Mayor. Richard asked that I read it: "This morning I looked on your website, the website Elect Pam Hadley for Mayor, and noticed under the tab labeled media updates you published my endorsement from your 2011 Town Council election. You did not ask my permission, nor advise me you were publishing it. In the current Mayoral election I do not endorse you for Mayor; I am endorsing Bill Deter for Mayor. You using an endorsement from a 2011 election which does not apply to 2015 is very misleading. All the endorsements that you published under the media updates tab are from 2011 and I question whether any apply for 2015. I am requesting that you please immediately remove my 2011 endorsement from the Elect Pam Hadley for Mayor Website."

Andy Stallings - Lake Providence – I want to thank Council for what they had to put up with the last year or so, tons of abuse, I admire them for staying. Previous Council members would get up and leave when criticized. They would not stay and listen but you did stay and take the heat. I want you to know how much I appreciate it.

Peggy Stallings - Lake Providence – Everyone has already said what I want to say. Thank you for what you have endured. It has been appalling. I have never seen a community act this way. You sat through it and listened to it and did not get up and run out of the room. You have kept our taxes low and cut commercial out of Weddington and I hope that can continue.

Cathy Killough Brown - Longview in Lake Providence – I want to thank the Council for having the courage that the previous Councils refused to have in correcting a wrong in our fire service and the money going down the hole. Thank you for not raising our taxes. I know that some of them would not blink about raising her taxes, but that decision is not up to you to decide if I want

my taxes up or not. I do not want to see commercial. We do not need any more Harris Teeters. We all moved here for the same reason and it is fine like it is.

Mike Davis - 4612 Homestead Place – I want to express my appreciation for all the Council does. Anyone who chooses to get involved in a community makes sacrifices by giving their time which takes time away from their family. It is all for the well being of our town. We are all neighbors here. Sometimes we don't act like it for many reasons. We will not always be best friends and we will not always agree and that's okay. As long as we remember that we are neighbors and respect one another and allow everyone's views to be heard. The fire department issue has been going on way too long in this small town. It has been a distraction and underlying root of discord and tempers for as long as I have lived here, which is over 13 years. What's even worse is it has become the single most divisive, disrupting and costly topic we have ever had to deal with. It has gotten much worse in the past five years. I am a successful retired individual and I understand business. I got involved at the Providence Volunteer Fire Department only to walk away after seeing manipulative day to day practices that was often-times used to make their case to get more money and control. Then there was the outside consultant who came in and looked at the business model and made a recommendation that they merge with Wesley Chapel Fire Department because the model that Providence had never worked and never would work. I have never had a concern for the level of service that was available to me and my family. Others may have a different view but I cannot say I ever had a concern. The core group at PVFD is a very passionate and has strong arguments for their case and what they believe. Hats off to them. They deserve that. They are quite a vocal group. I would like someone to explain to me the condition in which they left the fire station on Hemby Road. Why would someone who is committed to our safety compromise the facility and equipment as they did? I was up there a couple of days after the fact and it was quite appalling. I am hoping that someone has answers and that we will know much more about where our tax dollars went for such an unprofessional and childish act. In fact, I would be curious as to what the cost was to make it functional again. We may want an investigation. I support what the current Council has done with regard to our current issues. We've all heard the expression that the definition of insanity is doing the same thing repeatedly expecting different results. To go back to how our former Council set things up with the fire department would clearly be showing everyone that we are insane.

Walt Hogan - 500 Waldorf Lane – I want to publicly thank the Mayor and Town Council with the exception of Ms. Hadley for making difficult fiscal decisions after much study and fact finding. You should be commended for investigating the facts and changing your previous position when it required changing. I respect differences in the political process and congratulate you, again with the exception of Ms. Hadley, for putting the interests of the Weddington citizens and taxpayers as your number one priority. Interestingly enough the fire department has answered 1.5 average calls a day, saving \$400.00 over PVFD each time. If you do that for a year it comes out to \$219,000.00. That's a lot of money over 15 years. It's about \$3,500,000.00. Ms.



Hadley tried to encumber the town with a huge debt which is not what a public servant ought to be doing. You are also to be commended for listening to the verbal abuse, misleading information and disinformation that has been heaped upon you and for scheduling additional much larger facilities to receive that abuse. Thank you. I want to ask Ms. Hadley a few direct questions based on what I observed as a Weddington taxpayer and citizen: I noted that you equivocated when Mr. Titherington asked the entire Town Council to swear that they had not leaked any information to anyone outside the Council. Your answer reminded me of Bill Clinton when he defined his. Why did you equivocate? I would like to know whom you text during Town Council meetings when your focus is supposed to be on the council business? It appears that you text, get an answer, you smile and then you talk. I would like to know who is texting you during Town Council meetings when your focus is also supposedly on Town Council business? I would like to know if your mentor is also supplying developer names and support to your campaign? Are all of your funding sources public knowledge and available? I would like to know why you said that you did not know anything about the folks from Raleigh showing up to talk about ISO when the FOI response shows that you had direct email contact with them and knew they were coming to the Special Town Council meeting? That goes to trustworthiness. Additionally you know that a Special Town Council meeting does not allow outside talking, what was the reasoning?

Tommy Price - 8016 Lake Providence Drive – I want to thank the Council for their fiscal responsibility to the citizens of this town. Others have said many of the things I wanted to say but I have read and heard many things that are absolutely not true. The first thing I heard was there would be no fire station at Hemby. Then I heard our property taxes were going up. Then I heard of the slow response times, older equipment, and no full time staff, all of which is bunk. Now I have heard from a constituent who is not supporting the candidates that he supports, that we need more commercial in the town to carry the weight and more of our responsibility to Union County. That just happens to be something else I totally disagree with. I have a couple of questions for Councilperson Hadley: I have read your quotes and I've read the letters to the editor in the paper supporting you. I noticed from all of them, one of the things that keeps taking place is you are for disclosure and transparency. I have a couple of quick questions for you: Have you been transparent about the fact that it was you, Daniel Barry, Walker Davidson and Werner Thomason that put us in this situation spending all this money to start with? I can't help but notice the other three don't sit here anymore. Have you disclosed to your supporters that when the contract for the fire department came before council, the line item for the penalty was blank? Daniel Barry wanted it at \$500,000.00, you upped it to \$750,000.00 and that's why we have a \$750,000.00 lawsuit right now. To me, I don't know whose interest you were looking out for there. Have you been transparent to the point that you had to get Craig Horn to enact special legislation in Raleigh, so that you could do what you did? At that time it was illegal in the State of North Carolina to do it. I have read two quotes in the paper from you, supposedly; one said that you wanted to keep commercial at the downtown core; one said that you wanted commercial

on the 84 and 16 corridors, which are two entirely different things. To be quite honest, I think you know you are going to have to raise taxes if this fire department comes back and I just don't think you care.

Mike Maxson - 7097 High Meadow Drive – I want to thank the Council for their tireless efforts. Many times it's a thankless job. I especially want to thank the Council for not kicking the can down the road in regards to the fire service. This is an issue that has been going on for a long time and obviously when you look at the Town's website, you see the results of \$218,000.00 per year savings that is something to be proud of. Additionally, having Wesley Chapel Fire Department as the service of choice, our citizens are safer because of that decision.

Brian O'Connell - Highview Road – I appreciate the opportunity to address the Council and Mayor. Me and my wife have lived in Weddington for 9 years. This is my first time before this assembly and I am happy we have people talking about the issues and talking in an intelligent fashion. The reason I wanted to address the Council is because I want to voice my support for the Mayor and those members of the Council who voted for WCVFD to support our community. It was the right fiscal decision; it saves year over year 17% in our budget and over \$200,000.00. That \$200,000.00 can be used to assist in the development of our infrastructure and to balance our budget without raising our taxes. Those are the things that I expect my elected officials to listen to. There are four things that I would like the Council to consider as we move forward: 1) Fiscal responsibility in favor of the taxpayers and residents of our city and town, not other interests. Provide a balanced budget, do not raise our taxes. 2) Focus on the traffic congestion in our town and focus on the safety of traffic in our town. I personally think, as others do from the people I speak with on a regular basis, the biggest public safety issue we have is traffic congestion. 3) Maintain our rural heritage, keep the lot lines where they are, don't touch them. 4) Take personal agendas out of this Council room. Finally I would like to add that another thing that really upsets me and this is why I came this evening: the misinformation that is being communicated to the members of our community. I and other taxpayers are here tonight to add our voice to this debate. The reason that we're here is because we have done our homework, we have investigated the facts, and we have gone and read the information available to us including the independent studies and the information available on our website. Innuendo and downright factual falsification is not acceptable for elected officials.

Elton Hardy - Antioch Church Road – I want to thank the Council for conservative spending, no new taxes, maintaining our existing zoning, and no new commercial zones. I find it appalling when we read Ms. Hadley's news article that stated that the 16 and 84 corridor would be used for commercial. I realize there is a lot of commercial interest. In terms of the savings that are generated out of this fire service, I agree with the gentleman that just spoke, from the standpoint that he hopes we can use this as an enticement to work with DOT as seed money to improve some of our dangerous roads. Some of observations that I find interesting; that all the prior

Mayors except for one, endorse the improvements relative to the fire coverage. I had someone ask me about how we got here and where did this go. Essentially in 2013 the election was about commercial interest and more money for the fire department. We had a Board Member from the fire department run to control the board. I ran into a personal friend of Scott's and they said he's a great guy. You can't have the same people writing the checks and cashing the checks. They said that he doesn't need to be in office. This time go around, in 2013 we had about 60% of open land mass left, so now we've got about 50% of our open land mass left and this election is about commercial interests and the buildup relative to additional money relative to the fire station. We have a candidate now running who just resigned from the Board and whose family members have voiced interest in commercial development. Come 2017, I'm sorry to say, we will have about 25% of our open land mass left, and wow, it is going to be about commercial interests and the profit is going to be much bigger than it is today and bigger than it was in 2013. So this problem is going to persist, 2017, 2019 and I hope we can get past it and get back to a friendly community without people trying to capitalize on commercial development.

Bob Lockerman - Antioch Woods Drive – I have been a resident for about 11 years. I wanted to take the opportunity to thank the current Town Council and Mayor for the service that they provide the town. Whether you agree or disagree with their positions, the one thing you have to admit and admire is that they do give up their time to work for the people of the town. That being said, I am very pleased that since this last Council and Mayor was elected that they acted in accordance to the platform that they ran on. There has been no development of commercial land in Weddington or rezoning of that land to commercial. Thank you. That more restrictions have been placed on the developers to better manage storm drainage, provide more thorough traffic impact studies, and requiring turn lanes and any other things required as needed. Thank you. The Town has returned to having a surplus rather than a deficit. Thank you. Thanks to some difficult decisions in negotiations that had to be made for the people and the fact that you had the ability to stand up and do what was right, my taxes have not gone up. Thank you. Thank you again for your service to the Town: fiscal responsibility, keeping taxes low, holding commercial development in check, maintaining the rural nature of Weddington is what was promised by all of you and is exactly what you delivered. Thank you.

Ken Fasanaro, Jr. - Weddington Downs and is the author of a letter on the truth about fire service - I am a resident and have children in Weddington but that does not qualify me to comment on fire service. I appreciate everyone's comments about the fire service. What qualifies me is that I am a fireman and the fact that I and a number of other gentlemen go ahead and work hard each and every day to make sure that we can maintain service. I am here to discuss the fact that over the last couple of months in particular; there have been a handful of candidates and Facebook friends that have put a wedge between firefighters and what's called a brotherhood. What that's caused is a situation where a lot of my neighbors and friends have been very concerned that they don't even have fire service, which is far from the case. I want them to know that it's been far

from the case even when Providence Fire Department was here. There are a lot of great Providence firefighters that were and still are my friends. The issue at hand and the facts around the situation have been lost due to a lot of the drama. The drama is that the fire service has gone down; the facts are that the Providence fire model could never work. It's never worked across this country in fire departments in big cities and in small towns that are growing. The fact of the matter is it could not work without raising our taxes and without adding multiple stations and everything else. The issue at hand is that Providence Fire Department and Wesley Chapel could not merge, it was not going to happen. We all know the details behind it if we've been involved with it. The fact remains that Wesley Chapel was a logical solution because, as very few people want to admit, for the past 40 years we have provided fire service for 70% of the Town of Weddington. Far more calls than the Providence Fire Department will ever do. We are a better service model, not because of the fire-fighters, we are better because we have more stations, people, apparatus and more volunteers that are scattered throughout our districts. We also have the opportunity to be flexible enough to add the number of fire-fighters or responding apparatus based upon the level of emergency. We don't need to send four fire fighters to a tooth ache. We do need to send 20-25 to a fire or a pinning which is what we do and have always done. I can't say the same for Providence, but at the same point that's not a knock on Providence. It's the system that they have had to work under. Unfortunately growth of Weddington requires adjustments and we appreciate you doing that. My question simply comes down to this: "Ms. Hadley and a couple of the other candidates out there, you have 102 fire fighters with Wesley Chapel Fire Department that protect you and your family every night, every night we protect you regardless. Every one of us right now feels that you do not support us and are trying to get us out, regardless of the fact that we are a better fire service model. Who are you going to support if you are elected?"

Judy Johnston - Wellington Woods, as well as Secretary of the Board of Directors at Providence Volunteer Fire Department - I want to address the statements made in reference to the condition of the Hemby Road Fire Station. The building and the land located on Hemby Road and currently being occupied by Wesley Chapel Volunteer Fire Department is owned by the Town of Weddington. You, Mr. Mayor and Council, are the custodians of this real property which the residents paid for. Do you know what that means? When you fired and cancelled the lease agreement with Providence and then hired and signed a new lease with Wesley Chapel, the transition was your responsibility, not that of Providence or Wesley Chapel. Repeated allegations are being made by Mayor Deter, Mike Smith and your campaign supporters, which many are here today, concerning the condition of the building when Providence vacated. Here's a fact you haven't shared. When the Town purchased that building, you Mr. Mayor, insisted that an addendum be included specifically listing the items within that building that were to be included in the sale. I am holding a list that I would be happy to share with the public. Every item on this list remained when Providence left. Our attorney and Chief Schott took great pains to document the conditions of each room just before we departed. What it was like two days

later I don't know. Ultimately it was not Providence's responsibility to make sure the transition went smoothly. We simply were asked to leave. It was also not Wesley Chapel's responsibility to make sure the transition happened smoothly. They were simply the new tenants. It was your responsibility to make sure the people of this community were protected and you failed miserably. Address the etiquettes of your own house before pointing a finger at others and own up to your own failure. Last month, Mr. Smith, you made an allegation that Providence was continuing to claim the Hemby Station would close and this is not true. A suggestion was made in the words of "if the station closes" that this was a possibility; the statement came before you unknowingly already had plans to cancel the lease agreement with Providence and hire Wesley Chapel. You use statements taken out of context and distorted facts. We do not live in (unintelligible, audience noise) the issue of fire service is dynamic. Be mature leaders of this town and own the failures of your administration. You obviously have your supporters here tonight, you are not a dictator, and you cannot strong arm the residents.

Mayor Deter closed Public Comments

#### **Item No. 6. Additions, Deletions and/or Adoption of the Agenda**

Councilwoman Harrison moved to adopt the agenda. All were in favor, with votes recorded as follows:

AYES: Councilmember's Harrison, Hadley, Smith and Mayor Pro Tem Titherington

NAYS: None

**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.*

#### **Item No. 7. Consent Agenda**

- A. Consideration of approval to call for Public Hearing for enforcement items manual and related text amendments for Sections 58-13, 58-23, 58-151 and 58-543.2
- B. Consideration of approval for reduction of Performance Bond for Bromley Map 7 to \$125,332.00
- C. Consideration of approval for reduction of Performance Bond for Bromley Map 8 to \$73,280.00
- D. Consideration of approval to for SR2 for Shoreline Drive in the Lake Providence North Subdivision **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**

- E. Consideration of approval of a three year agreement with Time Warner Cable for increase in internet speed. **(COPY ATTACHED HERETO AND MADE A PART OF THE RECORD)**

Councilman Smith moved to approve the Consent Agenda. All were in favor, with votes recorded as follows:

AYES: Councilmember's Harrison, Hadley, Smith and Mayor Pro Tem Titherington

NAYS: None

### **Item No. 8. Approval of Minutes**

#### A. September 14, 2015 Regular Town Council Meeting

Councilman Smith moved to adopt the minutes.

Councilwoman Hadley - The minutes that are being approved are the ones received in an email today with changes. On page 15, the paragraph where Attorney Fox was updating the Council, the last sentence reads "timing perspective there ???" the end of the sentence has question marks because the Clerk could not determine what was said. I feel those question marks should be filled in before we approve the minutes.

Attorney Fox – "I need to listen to the recording. I cannot provide an answer on the timing perspective I was referring to." There was general conversation between Council and Attorney Fox about the context, ultimately deciding to table the minutes until next month.

Councilman Smith rescinded his motion.

Councilwoman Harrison moved to table the minutes until the November meeting.

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

NAYS: None

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.

### **Item No 9. Public Hearing and Consideration of Public Hearing**

#### **A. Review and Consideration of Text Amendments for Section 46-45 Addressing and Cluster Mailboxes**

Town Planner Julian Burton advised this subdivision ordinance amendment is triggered by the United States Postal Service (USPS) requiring new subdivisions to install cluster mailbox units as opposed to having individual mailboxes at each address or house.

Town Planner Burton referred to the section under letter “f” titled addresses and cluster mailboxes:

- 1) Deals with the fact that the new subdivisions do need to put cluster mailboxes into their final plats. He explained that was something staff was unofficially requiring but it’s clear to go ahead to have that in our ordinance.
- 2) Deals specifically with address assignment, following final plat approval. This is something that the staff was doing already with approval from Union County Emergency Services; this is an appropriate time to get that cleared in our ordinance as well.
- 3) Deals with house numbers being visible from the street since there are cluster mailbox units, now there won’t necessarily be house numbers displayed clearly on the mailbox. Attorney Fox has made a few minor revisions which would be categorized as word changes not content. Town Planner Burton advised he would be happy to answer any questions and would recommend Council approval contingent on Attorney Fox’s revisions.

Mayor Deter opened the Public Hearing.

Evelyn Hall Baker - Weddington Matthews Road – I have been a resident for over eight years and appreciate living in this community. I am opposed to cluster mailboxes and feel the

government is used to make a better existence and we pay for a better and ease of living. We do not live in an apartment complex nor a college dormitory or subsidized housing. Why is this being proposed and where are they proposed to be placed? What parking arrangements are planned for the 9500 citizens to collect mail. This number is rapidly growing; the traffic backup will be astronomical to collect mail. Who's landscaping is the city planning to take care of? I reviewed my tax statement and found that 4.89% pays for community partner - who are they? 5.56% pays for community services - what are these? 3.67% for emergency services - does that include fire fighters? 1.86% for growth development - how are the road issues being addressed on Tilley Morris with the pot holes and how will this be addressed with the traffic that will back up with cluster mailboxes? 27.67% for human services - what are these? 18.21% for sheriff's department - we pay taxes for protection. A gated community has been discussed in the past and I hope it does not arise again. 28.94% for schools, debt services and facility charges. I am wondering are there plans to require everybody pay taxes on houses and ball fields and licenses for services that are not rendered. The main thing for clustered mailboxes I believe will be fourfold and many fold instrument to the community and I certainly am not in favor of it.

Mayor Deter Closed the Public Hearing

Town Planner Burton responded to Ms. Baker's comments - This is something that is being required of the town so we are putting it in our ordinance for clarity to help the subdivision review process for new developers and new subdivisions. This is also something that will only apply to new subdivisions. All the existing mailboxes will remain. It's still a number of houses as we continue to grow but it would not be the 9,500 residents that would be using cluster mailbox units.

Councilwoman Hadley - Ms. Baker expressed concern over the traffic on the roads when people go to pick up their mail. In the developments the cluster mailboxes are set back within the community so they are not on the road and they deal with the adequate parking to access them so that will not be an issue of traffic backup.

Ms. Baker – I am so glad I do not live in a subdivision but if I did I would be complaining. I would not have the parking or plan for damage in my own landscaping in that community, I would certainly be complaining.

Mayor Deter repeated Councilwoman Hadley's comments - It is off street, within a subdivision with adequate allowances for parking so people can come and check their mail. This is being required by the USPS and we are trying to address it in the least obtrusive way we can. It is something that has been handed down that we have to put in place for new development.

Ms. Baker – Will there be a trial of several subdivisions to see how it will play out?



Mayor Deter - There will not be a trial. We have several subdivisions now that are in process. They have reviewed their plans with the Planning Board on where their cluster mailboxes will be and the parking that will be allowed for it. I do not believe any of those subdivisions are in place yet.

Town Planner Burton - Atherton Estates will be the first one.

Mayor Deter explained where Atherton Estates is and that residents will be required to come into the community and then be able to access their cluster mailboxes.

Town Planner Burton - USPS noted that exceptions can be made if there is clearly a dangerous situation. I would not imagine there would be cluster mailboxes along the thoroughfare.

Mayor Pro Tem Titherington moved to approve staff's recommendation to make Text Amendment change to Section 46-45 Addressing and Cluster Mailboxes with the changes that Attorney Fox recommended. **(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. 10. Old Business**

- A. Fire Service Update
  - Chief McLendon

Chief Steve McLendon - I want to thank the Mayor, Council and citizens who came out this evening. WCVFD occupied the building on Hemby Road on July 29<sup>th</sup> and there was never a situation where the fire station was not occupied and there have been firemen and EMT's in the building 24 hours a day, 7 days a week. In addition to the Hemby Road station, I feel it's important for everyone in Weddington and the other communities to understand that there are three fire stations that Wesley Chapel operates. Dependent upon where you live in Weddington or the other communities that Wesley Chapel services, it's not just the Hemby Road fire station that is responding to your house. There is a fire station on New Town Road; it's also located within the municipal limits of Weddington and the citizens that live in the Weddington community towards the New Town areas as well as the village of Marvin and unincorporated Union County receive primary service from this building on New Town Road. On Waxhaw Indian Trail Road is our main headquarter station and we respond to the closest proximity to that building like the Potter Road corridor, Wellington Woods and areas like that. The Hemby Road fire station which responds to the central area that's located within the municipal limits of Weddington. All three of the fire stations are staffed with members 24/7. These are members that are qualified as Certified EMT's, interior fire-fighters and people that can drive and operate the fire equipment. In addition to that we have a very outstanding community based volunteer

program, which I am extremely proud of. Congratulations to that goes to the firemen that are here tonight, we have an overwhelming number of volunteers that live in the communities that we're contracted to serve. Our EMT's are equipped with the same medical equipment that we keep on our fire trucks; they have full medical equipment that they keep in their personal vehicles, as well as pagers and radios. So if you have a medical emergency at your house, you still have a fire truck coming but there is a possibility that there is EMT that lives down the street that could get there quicker than the fire truck. Our goal is always to look at ways to improve our service delivery and look at ways to provide a better level of service to our citizens. We have seen and have the data that proves a community based program allows for that response. We do encourage that from our members and we use that in addition to our in-station staffing to deliver our service for our citizens.

Chief McLendon – I want to provide information about fire prevention and the initiatives that are currently going on. A week in October is fire safety week and at Wesley Chapel Fire Department we adopt the entire month as our fire safety month. We have been in the process the last couple of weeks and are moving forward with going to every elementary school that's in the fire district, along with a number of day care facilities, churches' events and festivals to deliver fire safety education. All the firemen come out, we show the kids the fire trucks and we discuss the things that are important to fire safety and provide literature for the adults to have them prepare fire escape plans for their homes. We are currently in the process of doing that now. On October 17<sup>th</sup> from 10:00 a.m. to 2:00 p.m. we will be hosting an open house and fire prevention demonstration at the Hemby Road fire station for all the citizens in the area. We have scheduled to provide an immense amount of information for both adults and children, some bouncy houses, the fire trucks will be on display and a number of firemen to answer questions about the service delivery you receive and most importantly about fire safety and fire prevention.

Councilwoman Hadley advised that the Chief and she were on the Fire Community Stakeholders Committee which is why he was unable to attend our meeting last month. *She had some questions for the Chief, unless otherwise noted, the following is that exchange between Councilwoman Hadley (PH) and Chief McLendon (SM):*

**PH** - With the start of Wesley Chapel service to the community the baseline of expenses are established and well documented. You have a \$1,800,000.00 budget with the County for your insurance district and then you have a \$700,000.00 budget for the municipal district. Are they blended and how are you dealing with the combined district?

**SM** - We had to do some investigation on this. There is no General Statute that prohibits the co-mingling of funds. What they do say is that you have to keep proper accounting practices and you have to be able to show that if a dollar comes in that the dollar is applied. He provided an example of garbage service and part of your tax bill is for the collection and you could not pick up trash for another municipality for free because another municipality is paying for it. However the same company can be contracted for several municipalities. The way we handle our budget is that it is one budget and the funds are recorded in its entirety. There are separate line items that are specific to the expenses that are unique to the Hemby Road Station or the Town of Weddington. For example the fuel in the trucks that respond out of the Hemby Road station is recorded in

our budget as a specific expenditure for that line item. We are required to carry liability insurance under our lease agreement. Those are the type of expenses broken out into a line item. But there are certain expenditures that are also co-mingled and can be through the general accounting practice, such as uniforms. Because our firemen work at several locations, they may work at Hemby Road on a Tuesday and Waxhaw Indian Trail Road station on Wednesday. It's not practical or cost effective for us to record \$2.50 of their tee shirt was paid for out of Weddington's budget and \$1.75 for another municipality and then pro rate that. We do keep the expenditures specific and unique to the Weddington operation broken out but the general accounting practices do permit us to co-mingle services.

**PH** - You had an audit last month and I was told that it would not be submitted to the Town. Please clarify that you did have an audit, it has been prepared and a copy will not be available to the Town?

**SM** - We did just receive a full audit from an outside vendor. They sent it to the Board of Directors. They will meet and go over the audit that was done by the accounting firm and determine if the Fiscal Year 2014 audit will be turned over to the Town. That is not a decision that I, as a Fire Chief make. That is a decision that our Board of Directors will make. However, moving forward, I believe it has been discussed and I believe that our audit will be included in the Town's since we are receiving such a large dollar figure from the Town of Weddington.

**PH** - The decision to give it to the Town or not for the 2014 audit has not been made and that's something that the Board of Directors will make in the near future?

**SM** - Yes, Ma'am. That's correct, there has been no decision made that we are not releasing the audit. We simply just got the information back. The Board of Directors will have to meet and go over that information and it will be their responsibility to make that decision.

**PH** - You have explained it to some degree, but I still feel like there should be a separate budget for the \$700,000.00 that the taxpayers are providing for service for the Town of Weddington. Obviously personnel is a big part of that \$700,000.00. Do you have any idea as to how much the four 24/7 will be in compensation to your members?

**SM** - I could give you a specific dollar amount off the top of my head but we could certainly come back at a later meeting and provide you with a more accurate number. We have allocated roughly \$380,000.00 to \$400,000.00 of our budget to be associated with direct personnel cost for the hourly wages and things of that nature.

**PH** - So some of the expenses have obviously been incurred. There is the \$115,000.00 on the three trucks that were bought specific for Hemby Road. Was there any up-fit cost on those three pieces?

**SM** - There were some minor things that needed changing that were specific to Union County and the way we operate our fire service in this area. But the overwhelming majority of the equipment on the trucks that we purchased was in good condition. The trucks that we acquired came fully equipped with hand tools, equipment, hose, nozzles; basically everything but the air bags. It was a phenomenal opportunity for us. The engine that we received actually has the hydraulic equipment or what is commonly referred to as the “jaws of life” for extricating people out of vehicles. A full complement of that equipment was on the truck. We did have to change some minor things like nozzles because we operate a different style of nozzle at Wesley Chapel Fire Department than this particular fire department did, but not any major expense to outfit.

**PH** - I know you moved Engine 261 from 26 over to Hemby Road, I’m focused on that \$700,000.00 for Hemby Road, so I assume that the \$115,000.00 would become line specific for Hemby Road?

**SM** - That was recorded as Weddington expenditure during last year’s budget, which expense was paid for in last year’s operating budget not the current budget.

Mayor Pro Tem Titherington stated that \$700,000.00 is also for the Town of Weddington and the Town is serviced by the New Town and Wesley Chapel stations as part of our fire service and it’s just not that one station.

**SM** - That’s right.

**PH** - There are four engines between all 3 stations. Is that right?

**SM** - There are 5 with 2 at Hemby, 2 at the New Town facility and 1 at Waxhaw Indian Trail Road.

**PH** - I have heard great things about recruiting for Hemby Road. You went from 73 to 100 members. How many are actually on the roster for Hemby Road?

**SM** - We don’t separate our rosters due to specific locations. We have more that live in specific geographical areas. We list everybody as a member of Wesley Chapel Fire Department. We don’t see any reason to segregate people out. The Department of Insurance does have requirements that say you have to have a number of people on the organization for substations or satellite stations. We certainly have to have those requirements which would greatly exceed our department of over 100 membership but none of our members are assigned to a specific station. We allow our members to rotate between the stations depending upon their work schedules and also we don’t want to limit someone from providing service if they are driving through the area. We look at it as you are a member of the organization, you are serving the entire community and if you are placed in different places you are available.

**PH** - On the budget, I am wondering how the new and additional members, obviously the turn out gear, radios, pagers, and then specific to Hemby Road, you’ve got the

equipment, the air compressor, washer, gear washers, tables, mattresses that sort of thing. Again that would be items specific to Hemby Road, is that correct?

**SM** - That would be correct. Let me touch on the washer and dryer. We used to rent facilities. Union County EMS used to have a facility over at the New Town Road station. We owned all the equipment except for the ambulance. For the time being we moved the washer and dryer from that facility over to the Hemby Road Station. We currently have 12 beds in each one of our fire stations on New Town Road as well as Waxhaw Indian Trail Road. We moved four of those beds over to the Hemby Road Station. We had a situation where we can move mattresses around but we're being good stewards of the taxpayer dollars so we don't necessarily have to go out and buy a brand new washer and dryer or mattresses if there are certain accommodations in other facilities.

**PH** - Was the septic tank inspected, what was the conclusion?

**SM** - There hasn't been a conclusion yet. We're still waiting on information. Union County has requested some additional information. He actually got an email this afternoon with additional questions. He will get a response back to the Department of Human Health Services with the answers.

**PH** - Is the roof still leaking?

**SM** - There is still a minor leak in the roof that hasn't been repaired yet. We have had some very heavy rain over the past several weeks that were out of the ordinary, which did cause some leak in the roof. It was isolated in one area of the building and came down where it appears the renovation had taken place. We were able to get that water out. We will have it investigated moving forward.

**PH** - Now that Hemby Road is no longer a separate company would you speak with me about your automatic and mutual aid, as far as who is on your step plan for automatic and mutual aid.

**SM** - We have Automatic Aid Agreements with all the fire departments that are in Union County and, in addition to that, we have Automatic Aide Agreements with Carolina Fire Department, which is a Mecklenburg County agency, as well as two Lancaster County agencies, Indian Land and Pleasant Valley Fire Departments. Those two organizations from South Carolina traditionally are responding over towards the Firethorne area. The furthest points of the fire district because they are the closest agency that responds to that. What we actually found when we ran some numbers the other day in comparison was we are able to keep track in our instant reporting system that says how many times we provide aid versus how many times we get aide. There was a lot of information going out about how the other fire departments were going to be over taxed and they would be responding into Wesley Chapel Fire Department emergencies a lot more. But we actually found that to be quite the opposite. We are still providing mutual aid and Automatic Aid to Waxhaw just like we always were with Bakers and Stallings with the other agencies, but their aid responding to us has actually gone down.

Councilwoman Hadley clarified what time period Chief McLendon was referring to. Chief McLendon replied from a comparable period of last year. Councilwoman Hadley repeated the fire departments Chief McLendon referred to, Bakers, Stallings, Carolina, Indian Land and Pleasant Valley - have gone down.

**PH** - Last month Mike Smith presented a call to arrive comparison of stations 43 and 32. Is it not correct that your on scene includes privately owned vehicles (POV) that would arrive first?

**SM** - Yes that is absolutely correct. My position on that is, once again, if there is a medical call at your house and an EMT is available to respond and provide care, if they are able to respond to that emergency whether it's seconds before or minutes before the fire engine arrives there, I would think that every citizen in this town or the community that we are protecting would be open to that concept and allow it; because that is a higher level of service. So you are absolutely correct, that all response times do include personal vehicle responses for medical emergencies or any other type of emergency - that's absolutely correct.

Mayor Pro Tem Titherington stated that seeing that medical emergency is probably our number one challenge he thinks this is a great concept and thanked him. Councilwoman Hadley said absolutely, she agrees.

**PH** - How many members, I won't say exclusive to Hemby Road because there is no roster exclusive to Hemby Road, live in Weddington?

**SM** - Our numbers are constantly updated because we are receiving applications on a regular basis, but currently when I looked at the numbers a week ago, there are roughly 10-12 members that live within the Weddington municipal limits. Then we have a large number of members that live right on the edge of the Weddington municipal limits. From what I understand the Town limits are kind of curvy in regards to the fire district areas, so we have members that live right outside of that area who are responding to calls as well.

**PH** - Do you remember the map that Councilmember Werner Thomisser used to bring out at all the meetings?

**SM** - I remember all the maps.

**PH** - Financial reports are not being submitted in the packet. Would you have any objection to submitting any kind of accounting or expenses relative to Weddington to the town?

**SM** - I personally have no objection but I do not make those decisions as the Fire Chief. My job is operations of the organization and the service delivery, but I can certainly bring that back to our Board of Directors at our November meeting and have that conversation with them.

**PH** - The incident reports that you are submitting include your entire district, insurance district and the Weddington district, is that correct?

**SM** - That's correct.

**PH** - At the time, when I started asking C-COM to break it out you didn't have the software to be able to do that, is that still the case?

**SM** - The problem is the Town of Weddington doesn't have one zip code, so if you live over in the Potter Road corridor you have one zip code. If you live over on the New Town Road corridor you may have another zip code, although that's still the Weddington municipal limits. The problem that we have is it's very difficult to go in and segregate. You can segregate by zip codes or by specific fire station responses, but all three fire stations respond to primary areas in the Town of Weddington and then we serve a number of zip codes. No matter how you go in and move the numbers around without actually going through there every month manually, cross referencing that and determining if it's a Town of Weddington call, which is a very tedious process that takes up a lot of time.

**PH** - So your answer is the software is not able to do that.

**SM** - Our software is not able to do that. C-COM, which is the communications center in the County may have the ability to filter out the reports at a little bit of a higher level, because that's where all the 911 calls come into, but I cannot speak to whether they are capable of doing that or not.

Councilwoman Harrison asked if Marvin is all the same 28173 which is Waxhaw. Chief McLendon said Wesley Chapel shares a Waxhaw zip code 28173 along with 28104.

**PH** - For the past year or longer we have been getting those statistics from C-COM and I know that they have been updating their software and I didn't know if their software updates had included your ability to break this out?

**SM** - At this particular time the software does not allow us to separate that out. What happens is when the communications receives the call they fill the call on the computer and part of that process is typing in an address point. Then based upon the address point our response plan is assigned to that, if it's a medical call, fire, so on and so forth, but what they don't specifically say is this in the Town of Weddington. They just pull the street address and zip code and apply it to the appropriate fire station. It's a combination of what our abilities are with our record management software as well as the County's combined together.

**PH** - Months ago we discussed that you had applied to go from a 501 (c)(4) to a 501 (c)(3), what is the status of that?

**SM** - The status is that our application is still pending. They required some additional information, which our auditors will provide and we will be sending that information back into the IRS and moving forward with that process. But I believe there's been a lot of information put out and everybody knows working with the IRS is not something that you can pick up the phone and get a change made tomorrow. It is certainly something that's in the process.

Councilwoman Hadley stated that Chief McLendon advised it would be pretty time consuming. She told him she appreciates what their members do for the community; they risk their lives and their limbs to save our lives and our property and she really does respect and appreciate them.

Chief McLendon thanked her. All of the Council members thanked the Chief for coming out and for doing a great job.

- **Council Comments**

Mayor Pro Tem Titherington stated at their last Council meeting he shared with Council that he was very disappointed and upset that Parker Poe invoices for legal services from 2014 that belonged to the Town were presented by the plaintiffs, aka Providence Volunteer Fire Department et. al, in the legal proceedings. He asked every Council person if they shared this information outside of Council or staff and was told no by everyone. He shared his concern that this denial would mean that staff may be in violation of employee agreements and we would need to address that breach. He said he believes the minutes state that. As a result of that he told Council he would do this because it's important that we have confidence with staff and Council. He personally interviewed each staff member understanding this was uncomfortable to them because they had previously responded to the Mayor that they had not shared documents outside of Council. Here's what he found out:

"The Town has a robust process in place to ensure invoices are kept secure behind locked doors. Staff did not receive a request from the public for invoices. If they had that would have been deferred to the Town Attorney. Staff did not give invoices to anyone for 2014, except Councilwoman Hadley. Councilwoman Hadley was given specific date renderings for multiple invoices in the past and this was considered out of ordinary for Council. Councilwoman Hadley was given specific invoices for 2014, of which she made copies. The originals were returned to staff where they were once again archived behind locked doors. To staff knowledge Councilwoman Hadley was the only Councilperson or staff member who has 2014 invoices."

*Unless otherwise noted, the following is the verbatim exchange between Mayor Pro Tem Titherington (DT) and Councilwoman Hadley (PH):*

**DT** - So Pam, I was put into a very uncomfortable situation of having to challenge the integrity of our staff. I think they do a great job. I'll ask again, did you give invoices or facsimiles from Parker Poe to anyone?

**PH** - I have not given any private confidential information.



**DT** - That's not my question

**PH** - I'm not done. In talking to the School of Government at Chapel Hill, and I quote, "In order for something to be redacted it must contain specific information that falls within an exception to the Public Records Law. A statement that a meeting was to discuss strategy does not disclose any specific information about attorney trial preparation or a strategy and therefore would not be able to be redacted." So I repeat to you, I have not shared any private and confidential information.

**DT** - That's not what I asked, did you take...

**PH** - That's my answer.

Councilman Smith - So you are not going to answer the question? Is that what you are saying? His question was very specific - did you give, at any point and time, give 2014 invoices of Parker Poe to the opposing attorney or anyone outside of Council and staff? It's real simple; it's a yes or no answer.

**PH** - My answer is very plain; I did not share any private confidential information.

Councilman Smith directed the Town Clerk to note at this point in time (8:25 p.m.), in his opinion, she is refusing to answer this question.

**DT** - Just to be clear, those invoices that came from Parker Poe outline, in detail, conversations that were had. For the record, I will ask again - Did you share any invoices, I'm not saying confidential or not because that's a wordsmith that you got around at the last meeting, for the record did you share any invoices outside of Council? It's a simple question.

Mayor Pro Tem Titherington directed the Town Clerk to note that Pam Hadley elected not to respond (8:26 pm).

**PH** - I have spoken, I am. I don't lie, but you have set this up as a private and confidential, and you and I have two different opinions as opposed to what is private and confidential.

**DT** - I did not say private or confidential, I said the invoice from our attorney. Did you share them outside of Council? I didn't say anything about private, I didn't say anything about confidential. Did you take an invoice? Did you ask Kim to give invoices?

**PH** - I did. I have actually and I have got the invoices so that I could compile exactly how much was spent on the water tower, how much was spent on the inter-local, how much was spent on the lease, how much was spent on litigation and how much was spent on the Town.

**DT** - That's great, so did you give those invoices?

**PH** - I did not give those invoices.

**DT** - You didn't give those invoices from 2014, that you made photocopies of, to anybody?

**PH** - I have sat down and gone through those invoices and tallied them.

**DT** - Pam, I'll go one more step further, because I did a lot of research. The invoice process is that when invoices come in they are signed by the Town Administrator; at the time that was Amy McCollum. The invoices that were presented in the lawsuit have her signature on them. So they were actually from the Town. The only person that has access to those and made photocopies was you. I question again, did you share invoices with anybody outside of Council?

**PH** - I'm also under the understanding that Mike Smith got copies of invoices.

**DT** - In 2015 - the only person to receive invoices for 2014, which showed up in the lawsuit, was Pam Hadley. So I will ask again.

**PH** - What's your point?

**DT** - Very simply, did you give copies of our invoice to anybody outside of Council?

**PH** - I have not given invoices, I have sat down.

**DT** - Have you given copies of invoices or facsimiles thereof to anyone outside of Council? I'm not going to get into word-smithing with you; they showed up in the lawsuit, the signatures are tied back and sitting up in a locked closet. We have staff saying that the only person that those were given to was Pam Hadley. So if you say that they didn't come out of that closet into the lawsuit then staff is lying and we have an employee agreement issue. What you are now telling me is that you are putting yourself above an employee. I want to be very clear about this.

**PH** - I am not, I have sat down with another member of the community and gone through but I have not given up copies.

**DT** - Thank you, so you shared them outside of...

**PH** - I did not.

**DT** - You shared the material on that and somehow those copies got to somebody outside the community based on what you just said. The actual copy of the invoice had Amy McCollum's signature on it so they are the ones that came from up here. So it's not that somebody looked at it, they may have taken a picture of it and you provided the means and opportunity for that. Is that correct?

**DT** - Is that a nod yes so she can record that? I think, Peggy, that was a nod yes.

*Councilwoman Hadley nodded her head.*

**DT** - So let me share the other comment that was made out of this inquisition unfortunately that I had to perform. I was not happy about it. Pam called Kim and said “Don’t lie about the Parker Poe invoices”, this was done shortly after the court date when the invoices were presented. The call was after the Mayor called staff and inquired if the invoices were shared, because our Town Attorney had told us that was done. Did you make that call?

**PH** - I have absolutely said “do not lie”.

**DT** - Did you say do not lie about the Parker Poe invoices?

**PH** - I very well could have.

**DT** - OK. Like I said I was very upset and am more upset now because I think what you have done, in not owning up to what you did last month, is morally reprehensible. You called into question someone’s honesty and ethics by putting their livelihood in jeopardy. In my opinion, you have violated your fiduciary responsibility to this Town and all of its residents. What you have shown, in my opinion, is a lack of moral compass and poor judgment. Let alone it represents the worst in unethical behavior. As far as I am concerned you owe this Town and staff a heartfelt apology. The staff was very uncomfortable with this, as a result of what you said last month.

Councilman Smith - I would like to echo Don’s disappointment and I am frankly very disappointed and disgusted with your actions in putting not only the staff in an uncomfortable position but Don who had the unpleasant task of investigating this. I want to thank him for doing a job well done and am sorry you had to do that. This was very unethical.

Councilwoman Harrison – I wanted to comment on Judy Johnston’s earlier public comments made this evening. I heartily disagree with you that everything this Town bought was left at that fire station. That back building, we bought a television, we bought a refrigerator and we bought a microwave and they were gone. (*Ms. Johnston held up the invoice she referred to earlier.*) That is a different invoice. Do not insult my intelligence and tell me they were there. That it was Wesley Chapel or someone else, do not. They were gone. I’m referring to the back building.

Mayor Pro Tem Titherington - “To her point, that’s the other thing I was going to answer.” He read item 11 from the lease agreement dated August 19, 2014: “*During the Term, the Improvements, fixtures and furnishings on the Premises from time to time shall belong to Tenant. At the expiration or sooner termination of the Term, the Improvements, fixtures and furnishing listed on **Exhibit B** attached hereto, are the sole property of Landlord, except that all personal property and any fixtures that are specific to firefighting activities of Tenant shall belong to Tenant. If Tenant shall remove any fixture, any resulting damage to the Premises shall be*

*repaired as necessary.* So it very clearly states that anything that has been put into the lease, and you can go through it, it's on the public record becomes the Town's property at conveyance."

Councilwoman Harrison - We bought and paid for everything that was done in that back building and that included items that were not there. I'm not buying they were there and some way magically disappeared. That's an insult to my intelligence and I'm tired of it, tired of it, Judy.

Mayor Deter - I am going to bring closure to this. I was not going to say anything and I am not going to say a whole lot, but I am dismayed and disappointed in Councilwoman Hadley's action. To be very honest with you, I'm not surprised. I'm embarrassed for our town, we're better than this; our town's better than this. It, for lack of a better word, is reprehensible.

Councilwoman Hadley - On that note I think where we disagree is that I feel like the public is entitled to know and understand where the tax payers are spending their dollars. I feel like and there are a lot of other people who feel like they should be able to walk in that door and get a copy of that bill.

**DT** – Pam. if you were to go through that and wanted to know what was spent, that's absolutely of interest every month when it showed detailed conversation around the fact that a fire department was not going to close on a lease that they were supposed to close on in February and then was given an extension by this Council. Then it got moved out and got moved out and got moved out. Then there was a bill due on the construction loan in August. We have a fiduciary responsibility to have discussions. We better have the ability to do it in a strategic manner. The other issue, if you want to go down this road, I have another one you may not want me to bring up, so...

**PH** - What I'm stating is that the bill is no different than advertising a closed meeting, the bill states that a meeting occurred. It doesn't have the work product of that meeting. The bill just says that the meeting occurred.

**DT** - You might want to review the copies of what you made again so you can see what was on it.

**PH** - Then obviously I don't know what you are talking about, because I don't have access to any work product.

**DT** - Then why would they give the copies of things that had Amy's signature on it that was presented in the court case? So either...

Mayor Deter said the town attorney stated at the last Council meeting that the bills exposed strategy on certain methods of how the Town was operating.

**PH** - The bill did not disclose work product of the meeting. I don't know what the attorney or the Judge received.

**DT** - What they received was the copies of the invoice with Amy's signature on it, Pam.

**PH** - What I'm saying is the invoice only has the meeting, the schedule of the meeting.

**DT** - I'm not going to participate in this any further.

Mayor Deter asked the Town Attorney if he had ever run across anything like this before. "I don't want to put you on the spot here."

Town Attorney Fox - This is a Council discussion and debate. The attorney bills are confidential. We take the position they are confidential. If there is a request for a copy of our bill, the normal course and procedure is to allow your attorney to review them. To make sure that things that are confidential are redacted and not shared because they do disclose strategies that are evident by the time entries that we explain what we're working on and what we're looking to achieve and accomplish.

**PH** - Obviously the School of Government disagrees.

**DT** - Pam, if you had checked with the rest of Council we might have actually given you some direction on that.

## **B. Update on Structural Inspection of Building**

Mayor Deter reviewed the discussion on the repairs of the building, stating that the Town had accomplished a couple of things. The Town had an inspector come in and look at the building. Report summarized:

- In terms of the rotten boards it appears when the house was reroofed the roofer didn't know how to do flashing. The rotten boards tend to be at the roofline where the flashing was improperly installed.
- There has been some damage to some of the shutters through the rot; they can't be replaced but they can be fixed.
- There is some moisture in the crawl space but it can be fixed by putting extensions on our downspouts to move the water away from the house. The mulch up against the wood boards needs to be pulled back.
- There is no vapor barrier spread across the crawl space.
- A couple of comments were made about dry stacks. They are not mortared together.
- The wood boards have been caulked which is preventing the building from breathing.

Mayor Deter thinks the Town needs to get the rotted boards fixed and get someone who truly knows flashing and get someone who knows how to remove caulk. He said if this is expensive the Town needs to discuss replacing all the boards with Hardie Board.

Mayor Pro Tem Titherington - That is kind of scary. The good news is that we have approximately\$ 45,000.00 in an assigned account and \$20,000.00 in operating. We need to get some more painting estimates on the additional work to do and get some carpenters out here to do the wood repair.

Council members Smith and Harrison agreed with Mayor Pro Tem Titherington.

Mayor Deter - Should we find out the cost of removing the caulking and then painting or determine the cost of replacing all with Hardie Board? I don't think we want someone to come in and replace flashing and boards if we don't know how we are going forward.

Mayor Pro Tem Titherington - Agreed. What we're looking at is having some general contractors come out and look at the cost of taking off all the boards and replacing with Hardie Board or if we were just able to do the flashing and replace the wood. Then details to the painting contract and taking the caulking off.

Mayor Pro Tem Titherington made a motion to have staff contact some general contractors, as well as painting contractors. Get an estimate on caulking removal and painting and quote for Hardie Board. Get a cost quote on rotten roof and get the landscaper to give us a quote on putting extensions on our downspouts and moving the mulch that needs to be pulled back. All were in favor, with votes recorded as follows:

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

NAYS: None

### **Item No. 11. New Business**

#### **A. Consideration of Appointment to the Planning Board, Board of Adjustment and Historic Preservation Commission**

Mayor Deter explained this is to fill the vacancy created by Jennifer Romaine's resignation, whose term expires in December of next year.

Councilman Smith nominated Brad Prillaman.

Councilwoman Hadley inquired if everyone was interviewed? Councilman Smith replied no.

Councilman Smith moved to appoint Brad Prillaman to the Planning Board, Board of Adjustment and Historic Preservation Commission. All were in favor, with votes recorded as follows:

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

NAYS: None

## **B. Review and Consideration of Highclere Phase 2 Final Plat**

Town Planner Burton - This is the 2<sup>nd</sup> and final plat for the approved subdivision Highclere located off of Rea Road. The first 22 lots were approved at the Town Council's August meeting. This is the remaining of the 23 lots of that subdivision. We reviewed much of the information when the first Plat was approved. This is a private subdivision and they will be private roads, which is what was approved. The preliminary Plat was reaffirmed with the first Plat that was approved by the Council in August. The Planning Board unanimously recommended approval with conditions listed below. Number 5 is specific to a private subdivision or a Planned Residential Development (PRD).

1. Performance and Maintenance Bonds to be approved by the Town Council
2. Each remaining lot to be recorded in the Highclere subdivision shall include on its Deed a statement that all roads are private and not the responsibility of the Town of Weddington and shall be maintained by the Highclere Homeowners Association or its Developer.
3. Vehicle control signs including but not limited to stop signs and speed limit signs shall be installed by the Developer and maintained by the Homeowners Association on any roads not accepted by NCDOT. All Speed limits within the subdivision shall be no greater than 25 mph.
4. Coordinate with USPS and DOT to provide cluster mailboxes within subdivision.
5. The maintenance and upkeep of any guardhouses or entry structures, 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.
6. Individual home addresses must be clearly visible from the roadway.

Mayor Pro Tem Titherington moved to approve Highclere Phase 2 Final Plat. All were in favor, with votes recorded as follows:

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

NAYS: None

## **C. Review and Consideration of Tuscan Ridge Final Plat**

Town Planner Burton - This is the 11 lots of the already approved 13 lot subdivision Tuscan Ridge. This is a conventional subdivision so all the lots are 40,000 square feet or larger. It's located on Shagbark Lane, which is extended into the approved subdivision. The Council previously approved a modification to the subdivision ordinance to allow the cul-de-sac to exceed our maximum length. The Planning Board unanimously recommended approval with conditions. I would like to add another condition. There is a hydrant shown on the plat between lots 3 and 4 but does not show the 10 X 10 easement that we do require on that. I would like to add the *seventh condition* below:

1. Performance and Maintenance Bonds to be approved by the Town Council OR as-builts of infrastructure installation approved by Town Engineer.

2. Approval of CCR's by Town Attorney.
3. Vehicle control signs including but not limited to stop signs and speed limit signs shall be installed by the Developer and maintained by the Homeowners Association on any roads not accepted by NCDOT.
4. Coordinate with USPS and DOT to provide cluster mailboxes within subdivisions.
5. Individual home addresses must be clearly visible from the roadway.
6. Entrance Monument to be approved by the Planning Board.
7. *A 10 X 10 easement be added to the plat on the fire hydrant.*

Mayor Deter inquired about the plan for the two lots on Stirrup Court.

Town Planner Burton - They are still working through getting access to those two lots. The plan is still to get access onto the Court. The approved preliminary plat does include those two lots. This final plat that they are applying for is the 11 other lots that are accessed off Shagbark Lane.

Mayor Deter confirmed that they would have to come back before the Planning Board and Town Council for approval of those two lots.

Town Planner Burton confirmed he was correct.

Mayor Pro Tem Titherington – I had a conversation with Town Planner Burton regarding this item. This is the property where we gave an extension based off of some drainage. Thank goodness for our meeting minutes and our attention to detail that served the citizens well.

Mayor Pro Tem Titherington moved to approve Tuscan Ridge Final Plat with the additional condition (#7) of a 10x10 easement for the fire hydrant that staff recommended and contingent on all prior conditions being approved and that we do not record it until it is signed off by USI. All were in favor, with votes recorded as follows:

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

NAYS: None

#### **D. Review and Consideration of Cardinal Crest Final Plat**

Town Planner Burton – This is for all 15 lots of a conventional subdivision located off Hemby Road called Cardinal Crest. The Town Council approved the preliminary plat in 2014, at which time it was called the Bard Property. It will be served by Union County Water and Sewer and all lots are over 40,000 square feet. The Planning Board unanimously recommended approval with conditions. They are the standard conditions with the exception of numbers 5 & 6 that need to be added to the plat:

1. Performance and Maintenance Bonds to be approved by the Town Council or as-builts of infrastructure installation approved by Town Engineer.
2. Approval of CCR's by Town Attorney.



3. Vehicle control signs including, but not limited to, stop signs and speed limit signs shall be installed by the Developer and maintained by the Homeowners Association on any roads not accepted by NCDOT.
4. Coordinate with USPS and DOT to provide cluster mailboxes within subdivisions.
5. Provide Township in the Title Block.
6. Provide note for future ownership of recreational and open space lands.
7. Individual home addresses must be clearly visible from the roadway.
8. Entrance Monument to be approved by the Planning Board.

Mayor Pro Tem Titherington – “This is the project that we had citizens express concern about water running into the back yard on Weddington Woods.” The prior Developer who sold the land agreed to put a swale in and his recommendation would be to outline this as an additional condition to make sure that is approved and signed off by USI.

Mayor Pro Tem Titherington moved to approve the final plat for the Cardinal Crest Subdivision with an additional condition that it is contingent on all prior conditions and approved and signed off by USI and that we do not record it until that is completed. All were in favor, with votes recorded as follows:

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

NAYS: None

#### **E. Review and Consideration of construction documents for All Saints Anglican Church**

Town Planner Burton - On July 13, 2015, Town Council had already approved the conditional rezoning for All Saints Anglican Church located on Hemby Road with conditions. They have come back for approval of the construction documents. There is a much larger set of construction documents in Town Hall but I wanted to give a selection for the more relevant aspects of the construction documents for Town Council review. If approved, you would be approving all of the construction documents. This is all for Phase 1; there are certain detailed electrical plans that are not in the packet because they would be very large. They would need to be approved from Building Code Enforcement, Union County or USI Civil Engineering. He included the Civil Engineering, landscaping documents, a selection of electrical construction documents and a selection of the architectural documents and the lighting plan as well.

Mayor Pro Tem Titherington asked if the entire set of plans correlate with the approved conditions.

Town Planner Burton – Yes. US Infrastructure has already provided approval for all the Civil Engineering within your packet. The Planning Board did unanimously approve these documents with one condition. There was a list of 16 conditions that went along with the conditional rezoning approval. Because these construction documents do show some aspects of the

landscaping plan, I wanted to make sure it was clear that one of the landscaping conditions was also carried over.

1. Landscaping along the rear property line is to be supplemented with evergreen bushes/trees sufficient to provide visual screening. Bushes/trees must be 9 feet tall at planting and staggered to provide complete visual screen.

Town Planner Burton - It was brought to my attention just before the meeting (not included in report) that it might be a good idea to look at the lighting plan and have the applicant come up and specify which lights are going to be left on after 9:30 p.m. as security lighting.

Max McLeod, a representative from the project stated all the exterior lights will go out at 9:30 pm. He stated there may be some incidental lights inside the building.

Mayor Deter asked if the security light is motion censored.

Mr. McLeod replied yes.

Mayor Pro Tem Titherington moved to approve the All Saints Anglican Church construction documents with the conditions as outlined 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. 12. Update from Planner**

Town Planner Burton - Staff received a preliminary plat from the Enclave at Weddington. It went before the Planning Board in the spring and I have reviewed the plat and USI is reviewing the construction document and it will be on the November or December meeting Agenda.

I will be making revisions to the Land Use plan to address the Town's policy changes on storm water and buffering. With the assistance of the Town Attorney, I will be making revisions to the sign ordinance to ensure that it coincides with some recent legislation.

Attorney Fox - The US Supreme Court ruling in *Gilbert vs. Rein* is an Arizona case where they addressed temporary signs. It was ruled Governmental bodies cannot regulate the content of the speech of the sign. So that has thrown up in the air the regulations on temporary signage by Governmental entities across the Country and now everyone must review their sign ordinances and modify them so they are consistent with what is a very difficult ruling of the Court because it's partial to different Justices and current opinions.

Town Planner Burton continued with his update - Staff has received a sketch plan for an 18 lot subdivision located off Weddington Road. The proposed entrance is directly across from the main entrance to Lake Forest Preserve. I performed a site walk with the applicants last week and they are currently in the process of scheduling PIM's. That is a Conservation subdivision which will go before the Planning Board, most likely, at their November meeting.

Mayor Pro Tem Titherington stated that Julian has done a great job with DOT on Tilley Morris. The chevron lights up that curve like a Christmas tree and they got the road widened by about three feet.

Town Planner Burton - Mr. Epperson from NCDOT said it was likely that the project will be submitted for the November 1<sup>st</sup> deadline to fix the super elevation in the curve on Weddington Matthews Road. This will likely result in getting the construction done by summer 2016.

Mayor Pro Tem Titherington - Their intent is to have it done before the school year begins next year.

Councilwoman Hadley - Is there is a traffic analysis being done on the Woods property for an R40 subdivision?

Town Planner Burton- There isn't one right now. The preliminary plat which was already approved would have been grandfathered in, so they would have been required to do a TIA if they went forward with their Phase II. I have a sketch in my office; we have yet to schedule a PIM for that, we would require a TIA for Phase II.

Councilwoman Hadley - But right now we have the preliminary plat for the R40 at the Woods?

Town Planner Burton - Correct.

Councilwoman Hadley – Has there been a preliminary plat presented to staff for the corner of Hemby Road and Weddington Matthews Road?

Town Planner Burton - No, he has yet to get the sketch plan. They are going through the TIA with Justin Carroll right now.

Councilwoman Hadley - Is it based on a RCD subdivision on both corners (Northwest and Northeast side) of Hemby Road and Weddington Matthews Road?

Town Planner Burton replied she is correct.

### **Item No. 13. Public Safety Report**

Councilman Smith - There has not been a Public Safety meeting in quite some time and I will be contacting the Chairman to have a meeting. The new nominee needs to be sworn in.

### **Item No. 14. Update from Finance Officer and Tax Collector**

Finance Officer Leslie Gaylord - The Town did have the audit last month. The good news is the financial statements and balances were all clean. The information we have provided you is accurate and no material changes are required. The bad news is we did have a statutory violation. The good news for that is that we had already identified it and corrected it. It was resolved before the auditors got here but there will be a note in our Management Letter and we will get a letter from the LGC advising us we need to fix it.

Mayor Deter - What was the violation for?

Ms. Gaylord - During the transition of Administrators, only the Finance Officer or Deputy Finance Officer can sign the checks and there was a batch that went out where both Councilwoman Hadley and Town Administrator Piontek signed them and neither of which were Deputy Finance Officers at that time. We have since appointed Ms. Piontek as a Deputy Finance Officer to eliminate that issue going forward.

Mayor Pro Tem Titherington suggested that there should be a check list that indicates what needs to be done. He suggested that she and Ms. Piontek create it.

Ms. Gaylord – I am requesting clarification pertaining to the last meeting when we discussed Ms. Piontek’s approval parameters. It was done with a condition that a report be submitted to me and the Council. I am struggling with what kind of report that would be. It’s basically day to day operations. We have a Councilmember who signs every check. That’s an oversight of what has been approved and I don’t know how to provide a report other than what is presented on the financial statements, that says it was \$500 for this and \$200 for that. I think the procedure that was put in place was more of an updating in a policy that we have always done it that way. I am uncertain that there is a need for anything different than what we are already doing.

Mayor Pro Tem Titherington - You two should figure it out, write out what the policy is so we have a record of it, and then we have a process in place.

Ms. Gaylord - We are going to have to write new policies. There is a new pre-audit rule going into effect where we have to have policies around what’s been approved and that will encompass it when we do that.

Attorney Fox - The goal was trying to identify the checks and balances. You have delegated authority, but we have used that authority more frequently and you can amass and accumulate a large debt on behalf of the Town. So it is my opinion the goal was trying to identify the large amounts of spending, exercising the discretion over a period of time so the Council can follow that. Is that something that will be outside the norm?

Ms. Gaylord replied- That's an example for right now. Because we're going through the conversion of the software we'll have an invoice for an iPad or monitor. I don't know if that is something the Council needs to see. For the most part what has always happened is if it's a contract, it comes before you no matter what. That is usually what your large items are going to be. For office equipment Ms. McCollum and Ms. Piontek have always asked if there are funds in the budget for this. If the answer is yes, then we spend. I wanted to clarify that if it's ok if Ms. Piontek comes to me to confirm funds.

Mayor Pro Tem Titherington - That's fine. It should be Council or the Finance Officer.

Mayor Deter – I was looking at the September numbers, am I correct that the Town made a couple of thousand dollars on the festival.

Ms. Gaylord - You are. There were some bills that went out which were not posted in time for the statement, but so far there has been a profit.

#### **Item No. 15. Transportation Report**

Councilwoman Harrison - We will be voting on the priority list of roads to be worked on for the next seven years at our next meeting. Julian, I have not given up on that left hand turn lane on Ennis Road. Whomever I have to stalk, just give me their names and I will do it.

#### **Item No. 16. Council Comments**

Councilwoman Harrison – Thank everyone who came out for the festival. Four years ago I committed that I would not use any town taxpayer funds and in four years I have not used any taxpayer funds. I want to thank everyone who came out for Litter Sweep on Saturday, the 27 students, Mayor Deter and Elton Hardy for coming out in the rain. I am now working on the tree lighting with staff this week which will be on December 4<sup>th</sup> and the rain date December 5<sup>th</sup>.

Councilwoman Hadley - The festival continues to get better every year. It's obvious that's your calling. It was very well done.

Councilman Smith – Thank you all for coming out tonight, I appreciate it.

Mayor Pro Tem Titherington – Thank you Councilwoman Harrison for doing what you do. It's a great opportunity and I am glad to see that Councilwoman Harrison gets more and more students involved as well. That's the next generation. Thank you for providing that opportunity. Thank you to Mr. Harrison for all the hard work he did to make it such a success.

Mayor Deter – Thank you Councilwoman Harrison for the festival. It was a lot of work. Thank you to the Environmental Club, Beta Club and National Honor Society of Weddington High School for coming out in the rain on Saturday for Litter Sweep. You did an awesome job.

Mayor Pro Tem Titherington - We might want to send a note to Jonathan Bowers who is the Principal at Weddington High School to acknowledge those students.

**Item No. 17. 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 9:15

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**Mayor Bill Deter**

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Peggy Piontek, Town Clerk

**NORTH CAROLINA STATE DEPARTMENT OF TRANSPORTATION  
REQUEST FOR ADDITION TO STATE MAINTAINED SECONDARY ROAD SYSTEM  
TOWN OF WEDDINGTON, NORTH CAROLINA  
R-2015-07**

**North Carolina  
County of Union**

**Road Description: Shoreline Drive, in the Lake Providence North subdivision in the Town of  
Weddington, North Carolina**

**WHEREAS**, the attached petition has been filed with the Town Council of the Town of Weddington, Union County, requesting that the above described roads, the location of which has been indicated in red on the attached map, be added to the Secondary Road System; and,

**WHEREAS**, the Town of Weddington is of the opinion that the above described roads should be added to the Secondary Road System, if the roads meet minimum standards and criteria established by the Division of Highways of the Department of Transportation for the addition of roads to the System.

**NOW, THEREFORE**, be it resolved by the Town of Weddington of the County of Union that the Division of Highways is hereby requested to review the above-described roads, and to take over the roads for maintenance if it meets established standards and criteria.

Adopted this October 12<sup>th</sup>, 2015.

---

Bill Deter, Mayor

Attest:

---

Peggy Piontek, Town Clerk

Account Executive: Carl Bunton  
 Phone: ext:  
 Cell Phone: +1 7046618173  
 Fax:  
 Email: carl.bunton@twcable.com

**Order # 3950616**

<b>Business Name</b>	TOWN OF WEDDINGTON	<b>Customer Type:</b> Existing Customer
<b>Federal Tax ID</b>	<b>Tax Exempt Status</b>	<b>Tax Exempt Certificate #</b>
561388727		
<b>Billing Address</b>		
<b>Attention To:</b>		<b>Account Number</b>
1924 WEDDINGTON RD MATTHEWS NC 28104		570152101
<b>Billing Contact</b>	<b>Billing Contact Phone</b>	<b>Billing Contact Email Address</b>
Peggy Pointek	(704) 846-2709	townclerk@townofweddington.com
<b>Authorized Contact</b>	<b>Authorized Contact Phone</b>	<b>Authorized Contact Email Address</b>
Peggy Pointek	(704) 846-2709	townclerk@townofweddington.com
<b>Technical Contact</b>	<b>Technical Contact Phone</b>	<b>Technical Contact Email Address</b>

**Internet and Video Order Information For** 1924 WEDDINGTON RD MATTHEWS NC 28104

**Service Type**

High Speed Internet (HSD)

**Peggy Piontek**

E-signed 2015-10-08 09:42AM EDT  
 townclerk@townofweddington.com  
 Town Administrator

**Carl Bunton**

E-signed 2015-10-08 02:39PM EDT  
 carl.bunton@twcable.com  
 Time Warner Cable Business Class  
 Sales Professional

**Stephanie Tischler**

E-signed 2015-10-08 02:48PM EDT  
 stephanie.tischler@twcable.com



**Current Services and Monthly charges At 1924 WEDDINGTON RD , MATTHEWS NC 28104**

Description	Quantity	Sales Price	Monthly Recurring Total
1 STATIC IP	1	\$0.00	\$0.00
5 Static IP	1	\$35.00	\$35.00
Service Maintenance Fee	1	\$4.95	\$4.95
<b>*Total</b>			<b>\$39.95</b>

\*Prices do not include taxes and fees.

**New and Revised Services and Monthly Charges At 1924 WEDDINGTON RD , MATTHEWS NC 28104**

Description	Quantity	Sales Price	Monthly Recurring Total	Contract Term
Business Internet 50Mx5M	1	\$239.99	\$239.99	36 Months
Internet Access Discount	1	(\$20.00)	(\$20.00)	36 Months
<b>*Total</b>			<b>\$219.99</b>	

\*Prices do not include taxes and fees.

**One Time fees At 1924 WEDDINGTON RD , MATTHEWS NC 28104**

Description	Quantity	Sales Price	Total
Upgrade HSD - No Truck Roll	1	\$50.00	\$50.00
<b>Total</b>			<b>\$50.00</b>

\*Prices do not include taxes and fees.

**Peggy Piontek**

E-signed 2015-10-08 09:42AM EDT  
townclerk@townofweddington.com  
Town Administrator

**Carl Bunton**

E-signed 2015-10-08 02:39PM EDT  
carl.bunton@twcable.com  
Time Warner Cable Business Class  
Sales Professional

**Stephanie Tischler**

E-signed 2015-10-08 02:48PM EDT  
stephanie.tischler@twcable.com

**Special Terms**

**Electronic Signature Disclosure**

By signing and accepting below you are acknowledging that you have read and agree to the terms and conditions outlined in this document.

\_\_\_\_\_  
Authorized Signature for Time Warner Cable Enterprises LLC

\_\_\_\_\_  
Authorized Signature for Customer

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Date Signed

**Peggy Piontek**

E-signed 2015-10-08 09:42AM EDT  
townclerk@townofweddington.com  
Town Administrator

**Carl Bunton**

E-signed 2015-10-08 02:39PM EDT  
carl.bunton@twcable.com  
Time Warner Cable Business Class  
Sales Professional

**Stephanie Tischler**

E-signed 2015-10-08 02:48PM EDT  
stephanie.tischler@twcable.com

## Service Agreement Terms and Conditions



This Business Class Service Order, including all attached Work Orders and additional Terms and Conditions that are incorporated herein by this reference ("Service Agreement"), dated 10/05/2015 (the "Effective Date"), is between customer identified below ("Customer") and Time Warner Cable ("TWC or Operator").

### Time Warner Cable Information

#### Time Warner Cable Business Class

Street: 13840 Ballantyne Corporate Pl  
City: Charlotte  
State: NC - North Carolina  
Zip Code: 28277

Contact: Carl Bunton  
Phone:  
Cell Phone:  
Fax:

### Customer Information

Customer Name	Account Number	Federal Tax ID
TOWN OF WEDDINGTON		561388727

#### Billing Address

1924 WEDDINGTON RD MATTHEWS NC 28104

#### Authorized Contact

Peggy Pointek (704) 846-2709

Fax

#### Billing Contact

Peggy Pointek (704) 846-2709

Fax

#### Customer Address(s)

1924 WEDDINGTON RD , MATTHEWS NC 28104

### Service Agreement

THIS TIME WARNER CABLE BUSINESS CLASS SERVICES AGREEMENT IS SUBJECT TO THE TIME WARNER CABLE BUSINESS CLASS SERVICES AGREEMENT TERMS AND CONDITIONS AVAILABLE AT WWW.TWCBC.COM/LEGAL, A COPY OF WHICH WILL BE PROVIDED TO CUSTOMER UPON REQUEST. SUCH TERMS AND CONDITIONS ARE INCORPORATED HEREIN BY THIS REFERENCE. BY EXECUTING THIS TIME WARNER CABLE BUSINESS CLASS SERVICES AGREEMENT WHERE INDICATED BELOW, CUSTOMER ACKNOWLEDGES THAT (1) CUSTOMER ACCEPTS AND AGREES TO BE BOUND BY ALL SUCH TERMS AND CONDITIONS, INCLUDING SECTION 21 THEREOF, WHICH PROVIDES THAT THE PARTIES DESIRE TO RESOLVE DISPUTES RELATING TO THE TIME WARNER BUSINESS CLASS SERVICES AGREEMENT THROUGH ARBITRATION; AND (2) BY AGREEING TO ARBITRATION, CUSTOMER IS GIVING UP VARIOUS RIGHTS, INCLUDING THE RIGHT TO TRIAL BY JURY.

### Electronic Signature Disclosure

By signing and accepting below you are acknowledging that you have read and agree to the terms and conditions outlined in this document.

Authorized Signature for Time Warner Cable

Carl Bunton Sales Professional

Printed Name and Title

Oct 8, 2015

Date Signed

Authorized Signature for Customer

Peggy Piontek Town Administrator

Printed Name and Title

Oct 8, 2015

Date Signed

Peggy Piontek

E-signed 2015-10-08 09:42AM EDT

townclerk@townofweddington.com

Town Administrator

Carl Bunton

E-signed 2015-10-08 02:39PM EDT

carl.bunton@twcable.com

Time Warner Cable Business Class

Sales Professional

Stephanie Tischler

E-signed 2015-10-08 02:48PM EDT

stephanie.tischler@twcable.com

Signature: Stephanie Tischler  
Stephanie Tischler (Oct 8, 2015)

Email: stephanie.tischler@twcable.com

**Peggy Piontek**

E-signed 2015-10-08 09:42AM EDT  
townclerk@townofweddington.com  
Town Administrator

**Carl Bunton**

E-signed 2015-10-08 02:39PM EDT  
carl.bunton@twcable.com  
Time Warner Cable Business Class  
Sales Professional

**Stephanie Tischler**

E-signed 2015-10-08 02:48PM EDT  
stephanie.tischler@twcable.com

**AN ORDINANCE TO AMEND SECTION 46-45  
OF THE CODE OF ORDINANCES  
OF THE TOWN OF WEDDINGTON  
O-2015-13**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT  
SECTION 46-45 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

Sec. 46-45. - Final major subdivision plat submission and review.

[...]

(e) Final plat for conservation subdivisions. Final plats shall conform to the approved preliminary plat, including any conditions placed on the preliminary plat by the town council. In addition to all other information required for final plats outlined in subsections (a)—(f) of this section and section 46-46, the final plat for a conservation subdivision shall be accompanied by the following information, and where the requirements of subsections (a)—(f) of this section and section 46-46 and this chapter conflict, the requirements of this section shall control for conservation subdivisions:

- (1) An existing resources and site analysis plan shall be submitted if it differs with that which was submitted for sketch plan approval.
- (2) The maintenance plan and maintenance agreement that shows how all conservation lands will be owned and managed in accordance with subsection 58-58(4)i.
- (3) All conservation lands developed per section 46-44 shall be recorded at the county register of deeds in their entirety concurrent with the initial recordation of the final plat.
- (4) Prior to the issuance of any zoning permits for lots located within the subdivision, the conservation easement shall be recorded and deeded to either the homeowners' association, conservation organization, and/or other easement holders as specified in the maintenance plans and maintenance agreement, as described in subsection 58-58(4)i. Proof of such recording shall be required prior to the issuance of any zoning permits.

(f) Addresses and Cluster Mailboxes

- (1) Final plats must include the location of cluster mailbox units (CBU) to serve all the lots included on the plat. The plat must also include a note stating that all CBU locations will be approved by the USPS. If the roadways on the plat are labeled as public right of ways, then the plat must also include a note stating that all CBU locations must be approved by NCDOT.
- (2) The applicant may request an address for the property following final plat approval. The Zoning Administrator will assign an address and facilitate approval from Union County Emergency Services.
- (3) Every lot shall display the distinctive house number assigned to that lot by the zoning administrator and recognized by Union County Emergency Services. The individual house number shall be no less than four (4) inches in height and shall be in a contrasting color to the background. The house number shall be displayed in one of the following fashions:
  - a. If the number is displayed on a house, the number shall be placed upon the front of the house in such a position as to remain plainly visible to all traffic coming to the premises from either direction, or
  - b. If a house is more than 100 feet from the roadway or is not clearly visible from the roadway, the number shall be displayed within 50 feet of the roadway, and on a surface that is plainly visible to all traffic coming to the premises from either direction.

(Ord. No. 04-09-13, §§ 309, 309A, 9-13-2004; Ord. No. O-2005-05, § 1, 8-8-2005; Ord. No. O-2005-11, 12-12-2005; Ord. No. O-2006-02, 2-13-2006; Ord. No. O-2010-11, 7-12-2010; Ord. No. O-2014-15, 12-8-2014)

TOWN OF WEDDINGTON  
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2015-2016

09/01/2015 TO 09/30/2015

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE:				
10-3101-110 AD VALOREM TAX - CURRENT	41,660.10	156,535.02	944,000.00	83
10-3102-110 AD VALOREM TAX - 1ST PRIOR	0.00	914.13	4,000.00	77
10-3103-110 AD VALOREM TAX - NEXT 8	488.51	2,885.58	1,500.00	-92
10-3110-121 AD VALOREM TAX - MOTOR	8,227.41	16,296.47	73,075.00	78
10-3115-180 TAX INTEREST	36.92	301.85	2,250.00	87
10-3231-220 LOCAL OPTION SALES TAX REV	26,198.13	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	156,213.62	156,213.62	425,000.00	63
10-3340-400 ZONING & PERMIT FEES	7,637.50	12,935.00	25,000.00	48
10-3350-400 SUBDIVISION FEES	300.00	12,455.00	55,000.00	77
10-3830-891 MISCELLANEOUS REVENUES	10.00	280.00	1,000.00	72
10-3831-491 INVESTMENT INCOME	0.00	435.52	5,000.00	91
TOTAL REVENUE	240,772.19	385,450.32	1,861,825.00	79
AFTER TRANSFERS	240,772.19	385,450.32	1,861,825.00	
<b>4110 GENERAL GOVERNMENT</b>				
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	58,288.75	178,415.93	709,895.00	75
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	0.00	7,793.74	95,000.00	92
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	2,744.11	-5,442.35	5,000.00	209
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	0.00	0.00	2,250.00	100
10-4110-495 OUTSIDE AGENCY FUNDING	0.00	0.00	3,800.00	100
TOTAL EXPENDITURE	61,032.86	236,023.39	1,124,872.00	79
BEFORE TRANSFERS	-61,032.86	-236,023.39	-1,124,872.00	
AFTER TRANSFERS	-61,032.86	-236,023.39	-1,124,872.00	
<b>4120 ADMINISTRATIVE</b>				
EXPENDITURE:				
10-4120-121 SALARIES - CLERK	5,966.66	17,733.32	71,000.00	75
10-4120-123 SALARIES - TAX COLLECTOR	3,411.73	10,002.16	46,315.00	78
10-4120-124 SALARIES - FINANCE OFFICER	1,792.32	3,052.55	13,840.00	78
10-4120-125 SALARIES - MAYOR & TOWN	2,100.00	6,300.00	25,200.00	75
10-4120-181 FICA EXPENSE	1,015.17	2,837.14	12,460.00	77
10-4120-182 EMPLOYEE RETIREMENT	1,383.32	4,091.03	18,885.00	78

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Page 1

TOWN OF WEDDINGTON  
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2015-2016

09/01/2015 TO 09/30/2015

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
10-4120-183 EMPLOYEE INSURANCE	2,088.00	6,264.00	25,000.00	75
10-4120-184 EMPLOYEE LIFE INSURANCE	30.24	90.72	400.00	77
10-4120-185 EMPLOYEE S-T DISABILITY	24.00	72.00	300.00	76
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	278.40	1,714.45	12,500.00	86
10-4120-210 PLANNING CONFERENCE	0.00	0.00	2,500.00	100
10-4120-321 TELEPHONE - ADMIN	271.02	462.57	3,500.00	87
10-4120-325 POSTAGE - ADMIN	95.43	749.43	2,500.00	70
10-4120-331 UTILITIES - ADMIN	288.08	674.27	4,250.00	84
10-4120-351 REPAIRS & MAINTENANCE -	375.00	475.00	30,223.00	98
10-4120-352 REPAIRS & MAINTENANCE -	16,645.57	29,275.76	63,000.00	54
10-4120-354 REPAIRS & MAINTENANCE -	3,335.00	6,670.00	57,250.00	88
10-4120-355 REPAIRS & MAINTENANCE -	0.00	110.00	1,000.00	89
10-4120-356 REPAIRS & MAINTENANCE -	400.00	900.00	6,000.00	85
10-4120-370 ADVERTISING - ADMIN	39.95	308.96	1,000.00	69
10-4120-397 TAX LISTING & TAX	-49.15	-154.53	1,000.00	115
10-4120-400 ADMINISTRATIVE:TRAINING	386.95	574.95	4,000.00	86
10-4120-410 ADMINISTRATIVE:TRAVEL	357.82	777.41	6,000.00	87
10-4120-450 INSURANCE	0.00	13,412.00	15,500.00	13
10-4120-491 DUES & SUBSCRIPTIONS	0.00	13,580.00	18,000.00	25
10-4120-498 GIFTS & AWARDS	1,139.71	1,639.71	3,500.00	53
10-4120-499 MISCELLANEOUS	101.20	568.98	5,000.00	89
TOTAL EXPENDITURE	41,476.42	122,181.88	470,053.00	74

BEFORE TRANSFERS

-41,476.42	-122,181.88	-470,053.00
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AFTER TRANSFERS

-41,476.42	-122,181.88	-470,053.00
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**4130 PLANNING & ZONING**

EXPENDITURE:

10-4130-121 SALARIES - ZONING	4,570.10	13,710.30	57,240.00	76
10-4130-122 SALARIES - ASST ZONING	33.15	324.87	2,250.00	86
10-4130-123 SALARIES - RECEPTIONIST	1,773.75	5,188.81	24,975.00	79
10-4130-124 SALARIES - PLANNING BOARD	475.00	1,225.00	5,200.00	76
10-4130-125 SALARIES - SIGN REMOVAL	222.74	755.73	4,000.00	81
10-4130-181 FICA EXPENSE - P&Z	541.24	1,622.20	7,770.00	79
10-4130-182 EMPLOYEE RETIREMENT - P&Z	935.70	2,787.59	13,015.00	79
10-4130-183 EMPLOYEE INSURANCE	2,088.00	6,264.00	27,000.00	77
10-4130-184 EMPLOYEE LIFE INSURANCE	20.44	61.32	300.00	80
10-4130-185 EMPLOYEE S-T DISABILITY	12.00	36.00	150.00	76
10-4130-193 CONSULTING	298.40	-6,495.90	10,000.00	165
10-4130-194 CONSULTING - COG	7,800.00	7,800.00	21,750.00	64
10-4130-200 OFFICE SUPPLIES - PLANNING	245.03	1,616.98	5,000.00	68
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

09/01/2015 TO 09/30/2015

	<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 &	271.02	462.58	3,500.00	87
10-4130-325 POSTAGE - PLANNING &	95.44	579.04	2,500.00	77
10-4130-331 UTILITIES - PLANNING &	288.08	674.29	4,250.00	84
10-4130-370 ADVERTISING - PLANNING &	39.95	84.56	1,000.00	92
TOTAL EXPENDITURE	<u>19,710.04</u>	<u>36,737.38</u>	<u>266,900.00</u>	<u>86</u>
BEFORE TRANSFERS	<u>-19,710.04</u>	<u>-36,737.38</u>	<u>-266,900.00</u>	
AFTER TRANSFERS	<u>-19,710.04</u>	<u>-36,737.38</u>	<u>-266,900.00</u>	
GRAND TOTAL	<u>118,552.87</u>	<u>-9,492.33</u>	<u>0.00</u>	



TOWN OF WEDDINGTON  
BALANCE SHEET

FY 2015-2016

PERIOD ENDING: 09/30/2015

10

ASSETS

ASSETS

10-1120-000	TRINITY CHECKING ACCOUNT	690,972.80
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	815,166.02
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	5,773.26
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	12,943.56
10-1232-000	SALES TAX RECEIVABLE	1,106.45
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>5,084,463.99</u>

LIABILITIES & EQUITY

LIABILITIES

10-2120-000	BOND DEPOSIT PAYABLE	44,791.25
10-2155-000	HEALTH INSURANCE PAYABLE	1,041.87
10-2156-000	LIFE INSURANCE PAYABLE	19.32
10-2620-000	DEFERRED REVENUE - DELQ TAXES	5,773.26
10-2625-000	DEFERRED REVENUE - CURR YR TAX	815,166.02
10-2630-000	DEFERRED REVENUE-NEXT 8	12,943.56
TOTAL LIABILITIES		<u>879,735.28</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		-9,492.33
TOTAL EQUITY		<u>4,204,728.71</u>

TOTAL LIABILITIES & FUND EQUITY 5,084,463.99

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# TOWN OF WEDDINGTON

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## MEMORANDUM

**TO:** Mayor and Town Council

**FROM:** Kim Woods, Tax Collector

**DATE:** October 12, 2015

**SUBJECT:** Monthly Report –September 2015

<b>Transactions:</b>	
Adjustment under \$5.00	\$ .92
Convenience Fee Charges	\$34.65
Convenience Fee Payments	\$(24.75)
Interest Charges	\$78.58
Overpayments	\$(.20)
Advertising Fees	\$(14.50)
Interest and Penalties	\$(42.04)
Refunds	\$132.93
<b>Taxes Collected:</b>	
2012	\$(250.07)
2013	\$(238.44)
2014	\$(390.78)
2015	\$(41305.23)
<b>As of September 30, 2015; the following taxes remain Outstanding:</b>	
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	\$4512.65
2014	\$5773.26
2015	\$815166.02
<b>Total Outstanding:</b>	<b>\$833882.84</b>

# **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 30<sup>th</sup>
  - 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

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- (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. 58-151. - Temporary signs.

- (a) Banners, pennants and temporary signs. The following temporary signs are permitted after the zoning administrator has issued a temporary sign permit, for a total period not to exceed 30 days:
- (1) Except for temporary off-premises signs authorized under subsection (a)(3) of this section, special event signs set out below, unlighted portable signs, banners and wind-blown signs such as pennants, spinners, flags and streamers for special events, grand openings and store closings. Any such sign shall be no greater than 20 square feet and shall be limited to one sign per address. For the purposes of this section, special event shall mean any festive, educational, sporting or artistic event or activity for a limited period of time, which is not considered as part of the normal day-to-day operations of the group, organization or entity.
  - (2) Temporary banner-type signs customarily located at athletic fields containing signs shall be directed solely towards users of the athletic field. Fencing, scoreboards and structures in the athletic fields may be utilized for customary signs in order to raise funds for these same facilities. Such individual temporary signs shall not exceed 20 square feet in size, may be permitted for a period not to exceed one year, and may be renewed so long as the sign remains in compliance with the requirements of this article.
  - (3) A maximum of two off-premises signs shall be allowed per event, provided one temporary off-premises special event sign shall be allowed, per parcel fronting on a public road upon the issuance of a temporary use permit, subject to the following restrictions:
    - a. Each temporary off-premises special event sign shall be on private property, outside the road right-of-way and subject to permission of the property owner;
    - b. A temporary off-premises special event sign can only be placed seven days before the special event and must be removed 48 hours after the special event;
    - c. A separate permit must be issued for each temporary off-premises special event sign;
    - d. No parcel may be issued more than four temporary off-premises special event sign permits during any 12-month period;
    - e. Temporary off-premises special event signs shall be limited to four times per year, per group/organization.
- (b) Construction announcement signs. One construction announcement sign per project shall be permitted and shall require a sign permit, valid for one year and renewable, one time, for one additional year, shall comply with the provisions of section 58-149, and shall be single-faced of a maximum area of 20 square feet. This sign shall be temporary and shall be removed within seven days after completion of the work on the subject property by the firm that is advertised on the sign. Announcement signs are not to be used to advertise real estate or subdivisions. No lighting of announcement signs shall be permitted.
- (c) Subdivision sales signs. One subdivision sales sign per entrance shall be permitted and shall require a sign permit, valid for one year and renewable annually. ~~as long as ten percent (rounded up) or ten lots, (excluding septic and unbuildable lots) whichever is less, continue to be marketed for sale.~~ Subdivision sales signs may be no greater than 20 square feet (including text and support structure) in area and six feet in height, measured from grade, and must be located behind the right-of-way line and out of the sight triangle at the subdivision entrance. No lighting of subdivision sales signs shall be permitted. A permitted subdivision sales sign may be renewed annually as long as ten percent (rounded up) or ten lots, (excluding septic and unbuildable lots) whichever is less, continue to be marketed for sale. 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.



(Ord. No. 87-04-08, § 8.8, 4-8-1987; Ord. No. O-2003-07, 3-10-2003; Ord. No. O-2009-04, 7-13-2009; Ord. No. O-2010-04, 5-10-2010; Ord. No. O-2011-14, 11-14-2011; Ord. No. O-2011-16, 12-12-2011; Ord. No. O-2012-07, 5-14-2012; Ord. No. O-2012-11, 7-9-2012)

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 W E D D I N G T O N

## MEMORANDUM

**TO:** Mayor and Town Council

**FROM:** Peggy Piontek Town Administrator

**DATE:** November 9, 2015

**SUBJECT:** Update on Town Hall Exterior Improvements

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At the October Council Meeting, staff was directed to contact some general contractors, as well as painting contractors. Get an estimate on caulking removal and painting and a quote for hardie board. Attached are several quotes with several different options:

- Quotes for removal of caulking and aerating the house.
- Quotes for painting after removal of caulking.
- Quotes from siding companies for removal of existing boards and replacing with Hardie Boards. After which it must be painted.
- Quote from a siding company to remove existing boards and replace with acrylic. A sample will be presented at the meeting.

PSP

October 30, 2015

*(sent via email to townclerk@townofweddington.com)*

Ms. Peggy Piontek, Town Administrator  
c/o Town Of Weddington  
1924 Weddington Road  
Weddington, NC 28104

Re: Weddington Town Hall Exterior Painting Project

Dear Mrs. Piontek:

Thanks very much for meeting with me this week to discuss the work needed at the town hall.

After our meeting, I examined the buildings' exteriors, reviewed the inspection report you provided, the 2014 letter from David Desourdy of Sherwin-Williams, my photographs from last year along with additional technical information in determining the best possible course of action to remedy the problem with the exterior painting.

A copy of David's letter is attached for your reference. It points to two main issues; 1.) the extensive caulking which limits the release of moisture, not only from the interior of the building but from water getting behind the wood siding from the roofing/flashing issues and 2.) the failing of the old paint. The Paint Quality Institute research suggests the application of the latex paint over the multiple layers of oil paint has actually exacerbated the failing (or loosening) of the underlying layers of oil paint. In short, the better performing latex paint has put more strain on the underlying brittle layers of oil paint than had oil paint been continuously used.

So, while cutting or removing the old caulk, along with a new AC system and roof repairs, may help with the first problem, the second problem will still remain. The second problem can only be resolved by completely stripping the old paint. A less costly solution for the failing paint problem (but one that will take longer to resolve) would be to fix the paint when it fails.

We believe the best solution addresses both problems less radically and more cost effectively, and will minimize further blistering of the paint. It involves partial cutting and/or removal of the caulk; on one horizontal course at the top and one at the bottom of the walls on affected elevations, and on the siding butt joints. Siding wedges, a small aluminum wedge, driven up between the siding courses every 18" will also be used on those horizontal areas where the caulking is loosened to help facilitate air movement. These will be behind, not below, the siding and not visible at eye-level. Along with the replacement of the damaged wood and scraping of the loose paint which will remove approximately 20-25% of the existing paint, this moderate approach should provide the most cost effective solution.

PAGE 2

As it is our belief this is the best approach, we understand it might not give you an “apples to apples” comparison with other contractors. We did examine the probable cost of complete replacement of the siding but are not interested in bidding for that work as we are not siding contractors. Also, as we mentioned in our meeting, there is a rather large unknown related to the impact of siding removal on the existing insulation which would need to be considered. Given these constraints, we believe siding replacement should be the last choice. However, if you would otherwise like our quote revised in any manner to help assist you in obtaining comparable estimates, including the stripping of all existing paint, please let us know and we will do our best to get you what you need.

Thanks you for your time.

Sincerely,

Dean E. Palmieri  
360 Painting, Inc.  
(O) 704-668-3603  
(M) 704-607-4555

To Whom it may concern:

My name is David Desourdy, and I am a representative for the Sherwin Williams Paint Company. After walking the property and observing the issues shown with the exterior siding and trim, I can attribute a majority of the issues to two different underlying problems. I observed paint peeling, revealing bare wood, and also a lot of bubbling that will ultimately result in the paint film breaking and flaking off, also leaving bare wood exposed. These problems are common in structures built in this time frame that have wooden siding that has been repainted multiple times. The origin of these problem can be attributed to a couple situations:

- 1). The siding being complete caulked all the way around, including the overlap. Houses need to breathe, especially when we are running the air conditioning, causing the home to sweat in these high humidity days. With the siding being completely sealed, the moisture, instead of evaporating through the gaps in the siding lap, are instead being absorbed into the wood. After a period of time, the water vapor moves to the surface through the wood, and pushes against the paint film. Eventually the paint has enough pressure against it, a bubble is formed, thus resulting in the paint film loosening and peeling off.
- 2). Existing Paint Failing, taking the new paint with it. After a number of years, wood moves slightly with expansion and contraction of heat and humidity. Eventually the paint cannot move as much, the bond between the materials is broken, the paint cracks, moisture gets in, and the paint begins to peel. The older a paint gets, the more likely this is to occur. In areas where there is limited exposure to the sun and natural elements (such as the siding on the covered porch) the problems are less pronounced, because they are more protected.

Options for problem solving:

The only thing you can do about the original coats of paint, that have become brittle and are at the end of their life cycle, is to have it removed back to original wood siding. Afterwards, the boards will still be aged material, and would need to be properly primed and painted.

In the situation of the caulking that encapsulates the siding boards. It is agreed upon that this is done for aesthetics. It creates a very good look, and also a very bad problem for the siding and paint. It can cause wood rot, fungal growth, and paint failure. The look would be much different if removed, and you would be able to see the gaps where the pieces overlap. But those gaps are detrimental to the function of the house to be able to breathe, and let moisture pass without soaking into the wood and evaporating through. Peeling will continue to be a maintenance issue until this is resolved. You will have to do a cost analysis to see if it is better to have it removed, or just understand that you must go around annually at minimum, touch up the peeling parts, and repaint where needed. The house appears to be in good condition, but these problems will continue as long as the areas are not addressed. The application of more coats of paint will cause the underlying problems to amplify, and will eventually result in a complete removal at some point in time.

I am happy to meet, or be contacted at any time about this issue. There may be some other small isolated issues, but these two are by far the most at blame. Good luck with your decision, and contact me at any time about options of paint and primer after you decide which route to take.

David Desourdy  
[swrep5703@sherwin.com](mailto:swrep5703@sherwin.com)  
704-507-7361





**JOB NO.** 510301

**704-668-3603**

**DATE:** October 30, 2015

**www.matthews.360painting.com**

## PROPOSAL

**CUSTOMER:** Town of Weddington  
1924 Weddington Road  
Weddington, NC 28104

**360° REPRESENTATIVE:** Dean Palmieri  
**PHONE:** 704-668-3603

- \$2,000,000 LIABILITY INSURANCE COVERAGE
- FULL WORKER'S COMPENSATION COVERAGE

**Detailed Project Specifications for:** at 1924 Weddington Road, Weddington, NC

**INCLUDES:** Town Hall, All elevations plus Carport/Storage Building:

**PAINTING-** WALLS- (2) Coats, Sherwin-Williams SuperPaint

TRIM-Including: Fascia, Gutter, Downspouts, Windows, Doors, Wood trim

(1)Coat, Sherwin-Williams SuperPaint Gloss (except: 2 Coats on new installed wood)

**WOOD REPAIRS-** As per the attached Building Inspection report "Exterior Summary" Items 7,8,9,10, & 11

**Limited Reintroduction of siding ventilation -** Cutting and/or removal of caulk on one horizontal course at the top, one at the bottom of the walls on affected elevations, and on all siding butt joints. Siding wedges installed on those horizontal areas where the caulking is loosened to help facilitate air movement.

**EXCLUDES:** Any wood replacement not noted above, including roof decking, any repair or replacement of gutters, flashing or other roof related items, and/or any removal or trimming of vegetation or ground cover.

**Preparation, included where applicable:**

- Unless otherwise noted, surfaces to be re-painted/stained will be power washed with a high power sprayer prior to preparation.
- Peeling areas will be scraped and sanded, Bare wood will be primed prior to application of finish coat.
- Minor imperfections including nail holes, small cracks, gouges, or dents will be sanded and spackled as needed.
- Areas will be protected with drop-clothes as required to prevent damage from over-spray or paint spatters.

**COST:**

All of the above work to be completed in a workmanlike manner for the sum of:

Exterior Preparation and Painting- 2 buildings	\$	13,600.00
Carpentry Repairs	\$	4,000.00
Siding/ Caulking Repairs - as detailed above	\$	969.00
GRAND TOTAL	\$	18,569.00**

\*\*Cost includes applicable taxes. Proposal valid for 60 days.

**OPTION ONE** - Substitute Sherwin Williams A-100 for SuperPaint      **SUBTRACT**      \$      250.00


**OPTION TWO** – Substitute Sherwin Williams Duration for SuperPaint      **ADD**      \$      750.00

**Payment:**

One third (1/3) due on commencement, one third (1/3) due upon substantial completion of the work, one third (1/3) due within 30 days of substantial completion.

**Acceptance:**

The undersigned proposes to furnish materials and labor to complete the work mentioned above, for the amount in said proposal, and according to the terms thereof:

Dean Palmieri (for 360° Painting):  \_\_\_\_\_

Date: October 30, 2015

I acknowledge and accept the terms and conditions of this proposal.

\_\_\_\_\_ (for the Town of Weddington): \_\_\_\_\_

Dated and Signed: \_\_\_\_\_



Estimate

## Nu Hue Company, LLC

10468 TINTINHULL DR  
Indian Land, SC 29707

[www.nuhuecompany.com](http://www.nuhuecompany.com)

Nick LeClair

[nick@nuhuecompany.com](mailto:nick@nuhuecompany.com)

704-648-7454

Date	Estimate #
10/28/2015	20151020

### Bill To:

Town of Weddington  
Peggy Piontek  
1924 Weddington Road  
Weddington, NC 28104








### Project Location

Town of Weddington  
Peggy Piontek  
1924 Weddington Road  
Weddington, NC 28104

Item	Description	Qty	Total
Exterior	<p>Labor and material to remove caulking where siding laps on the entire house and garage. The area in question is the bottom side of each piece of siding where it overlaps the piece underneath. This area was caulked in the past and it needs to be removed to let the house breathe properly. In order to remove this caulking we need to take razor blades and caulk removing tools and cut out/scrape out the existing caulking. Each row of siding, end to end. It does not include the caulking between a single row of siding where pieces meet side-by-side, nor does it include where siding butts up to a trim board. Once the caulking is removed I would suggest letting the house air out or breathe for a period to adjust back to it's normal state. Includes putting plastic and drop clothes beneath the areas of work to capture as much removed caulking as possible. After completion we will thoroughly clean up the areas.</p> <p>Labor and material to complete the project.</p>	1	3,750.00
<b>Total</b>			<b>\$3,750.00</b>



## NU HUE COMPANY, LLC

-  FULLY LICENSED AND INSURED
-  ACCURATELY MEASURE PROJECTS TO MINIMIZE WASTE
-  ALLOW US TO TAKE CARE OF ANY CUSTOM COLOR MATCHES
-  WE GO TO THE STORE TO GET THE NECESSARY PAINT AND MATERIALS
-  NO DOWN PAYMENT OR DEPOSIT REQUIRED TO START THE JOB
-  WE WARRANTY OUR WORK, AND IT'S FULLY TRANSFERABLE
-  SATISFACTION GUARANTEED

[WWW.NUHUECOMPANY.COM](http://WWW.NUHUECOMPANY.COM)

**704.648.7454**

# EXTERIOR PROCESS

INTRODUCTION > MEASUREMENT > OVERVIEW >  
SCHEDULING



## STEP 1:

- INTRODUCTION TO THE CREW
- GO OVER PAPERWORK
- CONFIRM PACKAGE AND GRADE OF PAINT
- SELECT COLORS AND SHEENS
- ORDER PAINT AND SUPPLIES

## STEP 2:

- PROTECT ANY DELICATE LANDSCAPING NOTED AS BEST AS POSSIBLE
- COMMENCE PRESSURE WASHING OF SIDING AND TRIM
- HAND SCRUB WINDOWS TO ENSURE NO WATER GOES INTO HOUSE, AND WINDOW SEALS DO NOT BREAK
- LET THE HOUSE DRY FOR THE REMAINDER OF THE DAY

## STEP 3:

- \*STANDARD PREP WORK BEGINS\*
  - SCRAPE ANY LOOSE, PEELING, AND/OR BUBBLING PAINT FROM THE SURFACE
  - SPOT PRIME ANY BARE WOOD, BOX PRIME ANY NEW WOOD (6 SIDES)
  - CAULK ALL EXISTING JOINTS ON THE HOUSE
  - CONFIRM NOTED CARPENTRY AND MAKE NOTE OF ANY ADDITIONAL PIECES
  - START CARPENTRY REPAIRS

## STEP 4:

- DEPENDING ON THE SCOPE OF WORK, HAND BRUSHING OR SPRAYING OF THE SIDING AND THE TRIM COMMENCES
- IF IN THE SCOPE OF WORK, HAND BRUSHING OF THE WINDOWS AND DOORS
- IF IN THE SCOPE OF WORK, STAINING THE DECK

## STEP 5:

- MANAGER WALK WITH CREW
  - CONDUCT ANY TOUCH UPS ON THE PAINTED SURFACES
  - ENSURE WINDOWS AND DOORS OPEN AND CLOSE
  - CLEAN UP ANY RESIDUAL PAINT AROUND THE HOME
- MANAGER WALK WITH CLIENT
  - COMPLETE ANY TOUCH UPS
  - COMPLETE CLEAN UP
  - ENSURE 100% SATISFACTION

## STEP 6:

- MANAGER FILLS OUT WARRANTY
- CLIENT FILLS OUT SATISFACTION SHEET
- MANAGER GOES OVER REVIEW PACKAGE
- PAYMENT IS RECEIVED



Nu Hue Company, LLC  
 10468 Tintinhull Dr  
 Indian Land, SC 29707  
 704-648-7454  
[www.nuhuecompany.com](http://www.nuhuecompany.com)

NAME Weddintong Town Hall EMAIL townclerk@townofweddington.com  
 ADDRESS 1924 Weddington Rd CITY Weddington STATE NC ZIP 28104  
 PHONE 704-846-2709 CELL \_\_\_\_\_ DATE 09-09-2015  
 ESTIMATOR Nick LeClair PHONE 704-648-7454 EMAIL nick@nuhuecompany.com

## EXTERIOR ESTIMATE PACKAGE OVERVIEW

PLATINUM	GOLD	SILVER
<ul style="list-style-type: none"> <li>PRESSURE WASH THE HOUSE, WALKWAY AND DRIVEWAY</li> <li>STANDARD PREP WORK*</li> <li>SPOT PRIME BARE WOOD, BOX PRIME NEW WOOD</li> <li>CAULKING WITH SHERMAX</li> <li>BRUSH THE SIDING</li> <li>BRUSH THE TRIM</li> <li>CLEAN GUTTERS IN AND OUT</li> <li>CLEAN THE OUTSIDE OF WINDOWS</li> <li>PAINT THE MAILBOX</li> </ul>	<ul style="list-style-type: none"> <li>PRESSURE WASH THE HOUSE, WALKWAY, AND DRIVEWAY</li> <li>STANDARD PREP WORK*</li> <li>SPOT PRIME BARE WOOD, BOX PRIME NEW WOOD</li> <li>CAULKING WITH SHERMAX</li> <li>SPRAY THE SIDING</li> <li>BRUSH THE TRIM</li> <li>PAINT THE MAILBOX</li> </ul>	<ul style="list-style-type: none"> <li>PRESSURE WASH THE HOUSE</li> <li>STANDARD PREP WORK*</li> <li>SPOT PRIME BARE WOOD, BOX PRIME NEW WOOD</li> <li>CAULKING WITH SHERMAX</li> <li>SPRAY THE SIDING</li> <li>SPRAY THE TRIM</li> </ul>

SURFACE SCHEDULE				
SURFACES	COATS	COLOR	SHEEN	GRADE
SIDING <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	1 2 3	<input checked="" type="checkbox"/> MATCH <input type="checkbox"/> CHANGE	FLAT/SATIN	<input type="checkbox"/> GOOD <input type="checkbox"/> BETTER <input checked="" type="checkbox"/> BEST
TRIM <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	1 2 3	<input checked="" type="checkbox"/> MATCH <input type="checkbox"/> CHANGE	GLOSS	<input type="checkbox"/> GOOD <input type="checkbox"/> BETTER <input checked="" type="checkbox"/> BEST
WINDOWS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	1 2 3	<input checked="" type="checkbox"/> MATCH <input type="checkbox"/> CHANGE	GLOSS	<input type="checkbox"/> GOOD <input type="checkbox"/> BETTER <input checked="" type="checkbox"/> BEST
DOORS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	1 2 3	<input checked="" type="checkbox"/> MATCH <input type="checkbox"/> CHANGE	GLOSS	<input type="checkbox"/> GOOD <input type="checkbox"/> BETTER <input checked="" type="checkbox"/> BEST
SHUTTERS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	1 2 3	<input checked="" type="checkbox"/> MATCH <input type="checkbox"/> CHANGE	GLOSS	<input type="checkbox"/> GOOD <input type="checkbox"/> BETTER <input checked="" type="checkbox"/> BEST
PATIO <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	1 2 3	<input checked="" type="checkbox"/> MATCH <input type="checkbox"/> CHANGE	GLOSS/SATIN	<input type="checkbox"/> GOOD <input type="checkbox"/> BETTER <input checked="" type="checkbox"/> BEST
RAMP <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	1 2 3	<input checked="" type="checkbox"/> MATCH <input type="checkbox"/> CHANGE	SATIN	<input checked="" type="checkbox"/> D&D <input type="checkbox"/> STAIN
<input type="checkbox"/> YES <input type="checkbox"/> NO	1 2 3	<input type="checkbox"/> MATCH <input type="checkbox"/> CHANGE		<input type="checkbox"/> GOOD <input type="checkbox"/> BETTER <input type="checkbox"/> BEST
<input type="checkbox"/> YES <input type="checkbox"/> NO	1 2 3	<input type="checkbox"/> MATCH <input type="checkbox"/> CHANGE		<input type="checkbox"/> GOOD <input type="checkbox"/> BETTER <input type="checkbox"/> BEST
<input type="checkbox"/> YES <input type="checkbox"/> NO	1 2 3	<input type="checkbox"/> MATCH <input type="checkbox"/> CHANGE		<input type="checkbox"/> GOOD <input type="checkbox"/> BETTER <input type="checkbox"/> BEST

SIDING	MASONITE	HARDI	CEDAR	STUCCO	BRICK	SHAKES	VINYL	VERTICAL
QTY			2745					
COATS	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3

COMMENTS: \_\_\_\_\_

TRIM	12" BOXING	18" BOXING	36" BOXING	FASCIA	BEADED	FENCE
QTY	742			46		
COATS	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3

COMMENTS: \_\_\_\_\_

WINDOWS	1/1	2/2	4/4	6/6	8/8	9/9	6/3	CRANKOUT	PICTURE	SIDE	TRIM	STORM	LINTELS
QTY			3	13	5	3	1		2	2	80	5	
COATS	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3

COMMENTS: \_\_\_\_\_

DOORS	6 PANEL	FRENCH	NO GRILLS	WINDOW	FLAT	SCREEN	TRIM	STAIN	DBL GARAGE	SNGL GARAGE
QTY	2	2		1	1		30			
COATS	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3

COMMENTS: \_\_\_\_\_

GENERAL	DENTAL	CROWN	CORNERS	CEILING	VENTS	SHUTTERS	COLUMNS	METAL	WOOD RAILING
QTY			221	1271	3	30	120	23	
COATS	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3

COMMENTS: \_\_\_\_\_

PATIO	FLOORING	RAILING	CEILING	INT. SCREEN TRIM	EXT. SCREEN TRIM	LATTICE	SKIRTBOARD
QTY	340	45	340				45
COATS	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3

COMMENTS: \_\_\_\_\_

DECK	FLOORING	RAILING	LATTICE	POSTS	SKIRTBOARD	BENCH	PERGOLA
QTY							
COATS	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3

COMMENTS: \_\_\_\_\_

CARPENTRY				
MATERIAL	FRONT	BACK	LEFT	RIGHT
BRICKMOLD				
BLIND STOP				
SQUARE BRICKMOLD	3	2		
WINDOW SILL	2			
SILL NOSE	1	1		
FASCIA	6	3		
SOFFIT		1		
SHINGLE MOLD		1		
DRIP CAP				
SIDING	2	2	9	4
CORNER BOARD	6	5	2	1
DOOR JAMB				
BALUSTER				
RAILING				
LATTICE				
POSTS				
DECKING BOARD				
CROWN	3			
QUARTER ROUND	1	1	1	
COLUMN				
BASE CAP				
PLYWOOD				
SHUTTER	3			
WINDOW SASH KIT				
CRAWL DOOR		1		

## JOB NOTES:

\*\*\*Yearly Maintenance\*\*\*

Future maintenance is recommended and can be handle by Nu Hue

Company. Maintenance would include pressure washing the exterior of

The home and carport. Then on a second day go around and caulk any

Cracks, touch up paint as needed, and a general walk around. This yearly

maintenance will costs \$350 for each time. It does not include replacing

future rotted wood that has yet to make it to the surface, or any other

repairs.

# WHAT IS MY TOTAL INVESTMENT?

**MATERIAL TOTAL + LABOR TOTAL = TOTAL INVESTMENT**

## STEP 1: SELECT YOUR MATERIALS

GRADE	BEST			
NAME	DURATION			
NU HUE WARRANTY	5 YEAR			
QUANTITY OF PAINT	56			
PAINT MATERIAL	\$ 3,000			
CARPENTRY MATERIAL	\$ 1,700			
<b>**MATERIAL TOTAL**</b>	<b>\$ 4,700</b>			

## STEP 2: SELECT YOUR LABOR PACKAGE

				SILVER	
				RETAIL PAINT LABOR	\$ 13,500
		Yearly Maintenance		CARPENTRY	\$ 4,000
		Not in total	<b>\$350</b>	DECK	\$
				2 <sup>ND</sup> COAT SIDING	\$
				2 <sup>ND</sup> COAT TRIM	\$
					\$
					\$
				TOTAL RETAIL LABOR	\$ 17,500
				<b>LABOR TOTAL</b>	<b>\$ 13,750</b>

Material **\$4,700** + Labor **\$13,750** = Total **\$18,450**

### BONUS INCENTIVE!

BY GIVING NU HUE COMPANY THE PRIVILEGE OF EARNING YOUR BUSINESS WITHIN 3 DAYS,  
WE WILL ADD **TWO** YEARS TO THE WARRANTY, AT NO CHARGE!

NOTIFY BY N/A

PAINT CONFIRMATION: \_\_\_\_\_ PACKAGE CONFIRMATION: \_\_\_\_\_

THE WORK ABOVE IS TO BE COMPLETED ACCORDING TO THE SPECIFICATIONS SET FORTH IN THIS DOCUMENT. THE WORK WILL BE COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER. PAYMENTS RECEIVED LATER THAN 5 DAYS FROM COMPLETION DATE WILL BE CHARGED A \$25.00 LATE FEE, AND ADDED TO BALANCE DUE. ALL BALANCES DUE, AFTER THIRTY (30) DAYS TO BE LEVIED A SERVICE CHARGE OF 1.5% PER MONTH AND ADDED TO BALANCE TOTAL. CUSTOMER SHALL ALSO BE RESPONSIBLE FOR ANY COST INCURRED BY CONTRACTOR TO COLLECT ANY AMOUNTS OWED, INCLUDING BUT NOT LIMITED TO REASONABLE ATTORNEYS FEES. **PLEASE PAY PROMPTLY.**

\_\_\_\_\_ I confirm the colors, sheen, paint grade, carpentry materials, and labor package stated above are correct.

\_\_\_\_\_ I understand there may be additional carpentry repairs found, but will be notified before repairs are performed.

\_\_\_\_\_ I understand no deposit is required, but payment in full is expected at the completion of the job.

BY SIGNING BELOW YOU ARE ACCEPTING THE PRICING ABOVE, THE SPECIFICATIONS STATED, AND ARE AUTHORIZING NU HUE COMPANY, LLC TO COMMENCE WORKING. PAYMENT IS TO BE MADE AS DETAILED ABOVE.

CLIENT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

CONTRACTOR APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

NU HUE COMPANY, LLC  
704.648.7454





September 8<sup>th</sup>, 2015

Nu Hue Company  
10468 Tintinhull Dr.  
Indian Land, SC 29707  
704.648.7454

To Whom This May Concern,

I'd first like to say thank you for the opportunity to bid this project for you, I look forward to earning your business. After a detailed walk through around the building, I have found the following items need to be address.

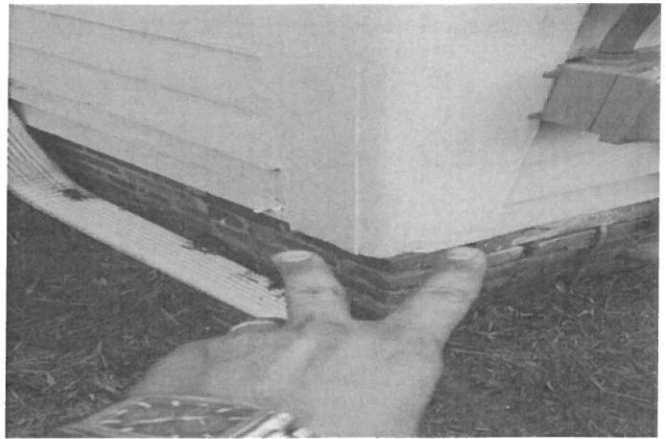
As a point of reference, the front of the house refers to the side that faces the Weddington Road (entrance is under covered porch), the left side is facing the gas station, the back is the side facing the carport, and lastly the right side faces Weddington Matthews Rd. As for the carport, the front is the side where vehicles pull in, and the other sides are referenced in the same manor.

The first step to this project is to pressure wash the surface clean of any mold/mildew/dirt using a combination of bleach, TSP and soap. Give it a day to dry. Come back the next day and start the prep work. Including scraping any loose and peeling paint. Remove noted rotten wood, and replace with a new piece. New pieces will be primed on all sides, caulking the joints, install and paint to match existing. Where possible, the whole piece will be replace. New wood is as close as possible to the original, however it may not be an exact match. Due to when this home was built, some pieces may no longer exist and we must get as close as possible. We will caulk cracks and seams using Shermax, a premium caulking from Sherwin-Williams. Any bare wood will be spot primed using a Sherwin Williams A100 Oil Based Primer. After this prep work is complete we will give it the rest of the day to dry. We will do an adhesion test to the spots where the primer was used to ensure we have good adhesion. Next we will apply one coat to the siding and one coat to the trim using Duration paint from Sherwin Williams. We will perform another adhesion test with the first coat of siding paint. If it passes we will do the second coat of Duration to the siding. It is assumed we are keeping the same color scheme – yellow siding, white trim, and green shutters, beige flooring.

The following pictures are samples of the blistering/peeling paint, and the noted dry-rot wood. This is not a guarantee all of the rotten wood has been found, but the pieces noted ARE showing dry-rot.



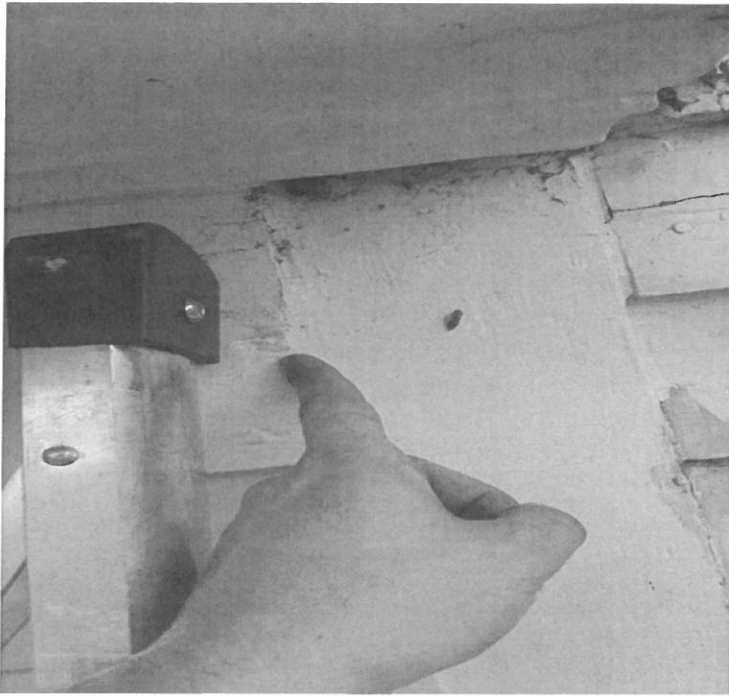
This picture is of the back of the building, to the left of the covered patio. It's showing blistering paint.



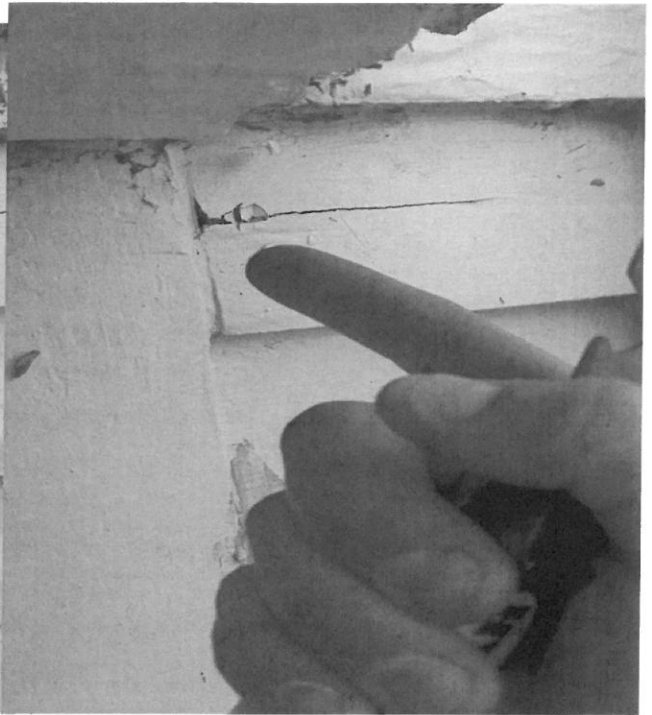
Two corner boards rotten, back left corner



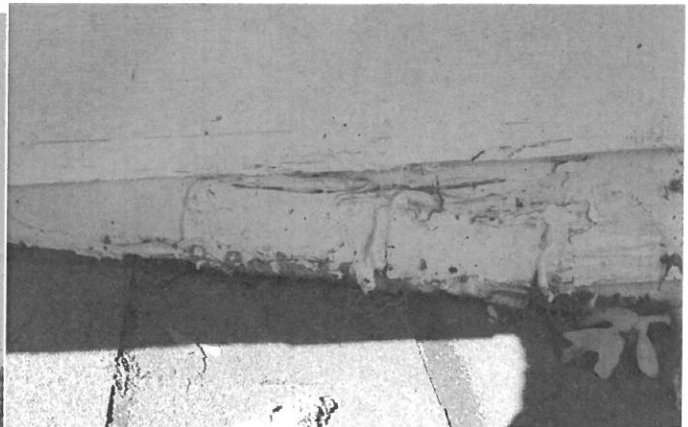
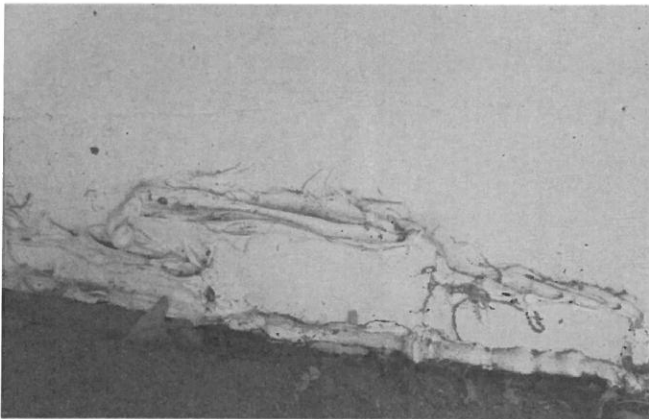
These pictures are of the same board from different angles.



Rotten Freeze Board



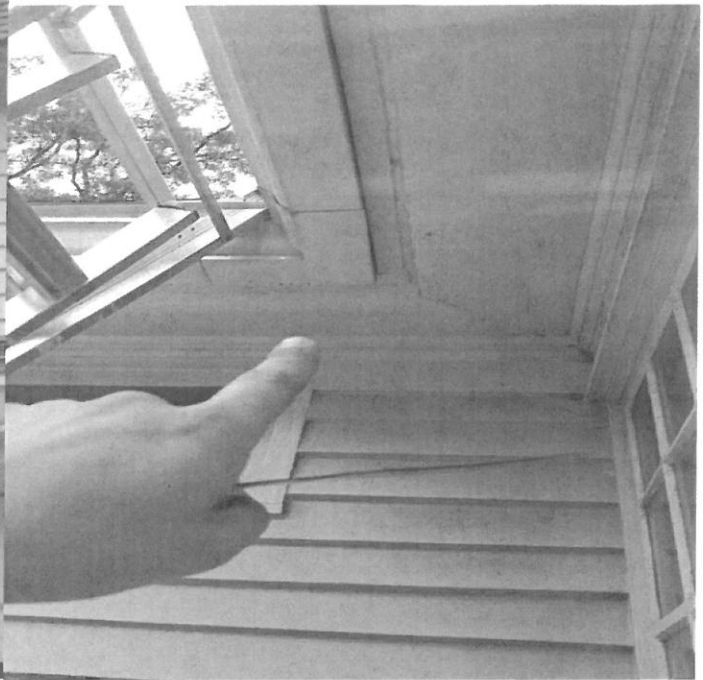
Rotten piece of siding



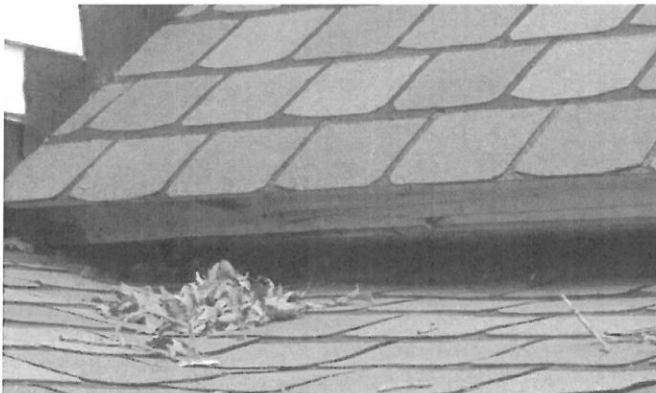
These three pictures are of the same area. The back of the house, above rear entry door. Caulking needs to be removed and install a new piece of wood.



Rotten Fascia, above back patio



Rotten soffit, above HVAC units.



Rotten fascia and shingle mould over back entry door



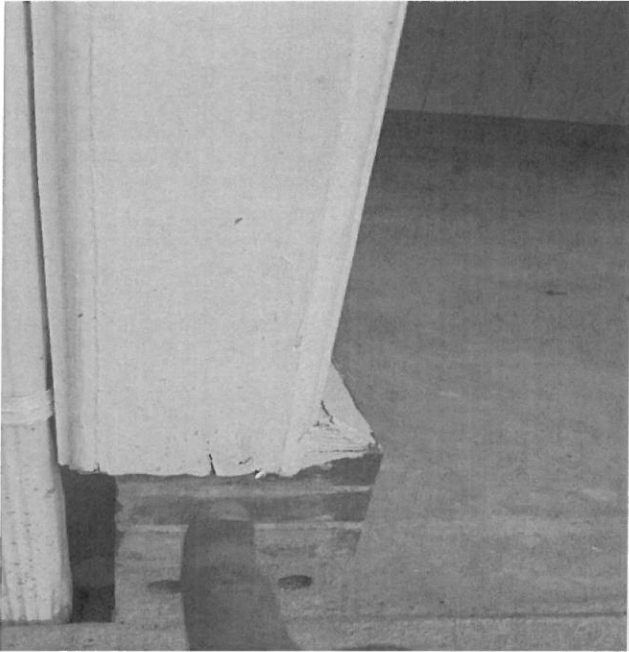
Crawl space door rotten wood



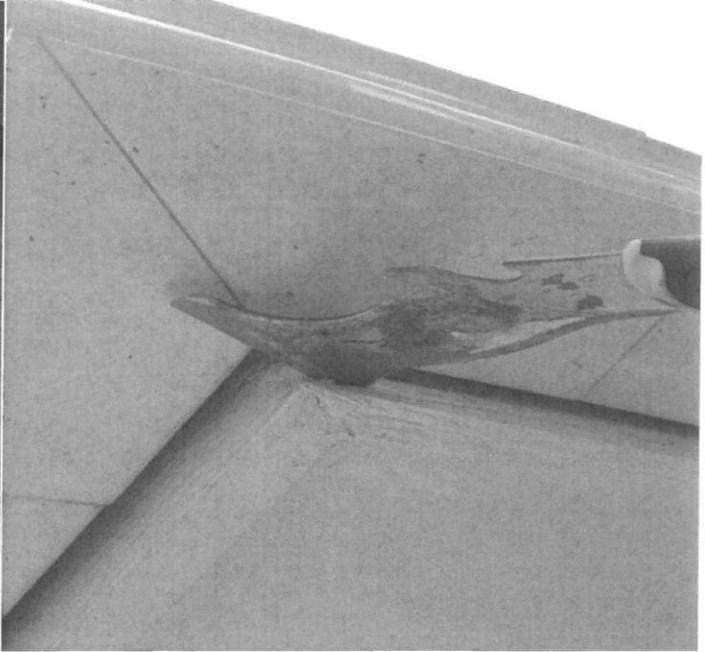
Cracks in the soffit back of the carport, needs caulking



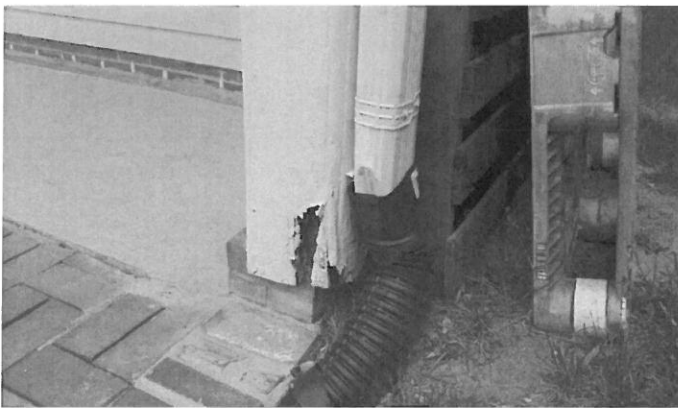
Back of the carport rotten window sill nosing



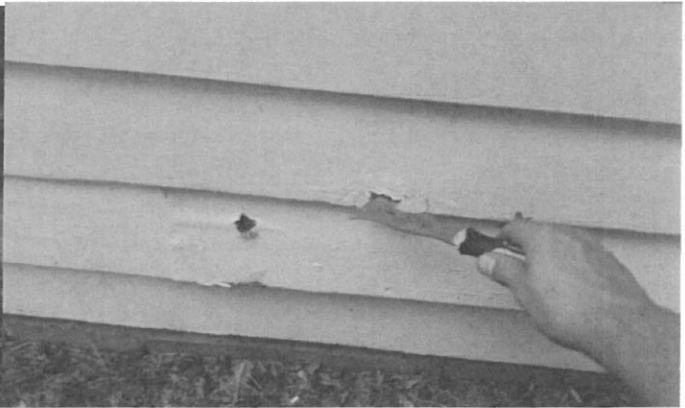
Left front carport, rotten corner board



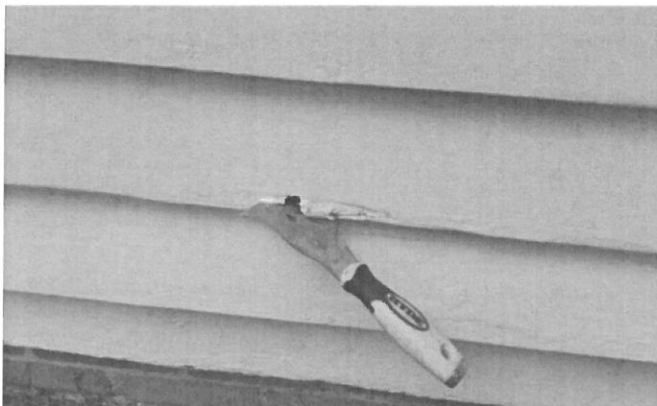
Front right carport, both fascias are rotten



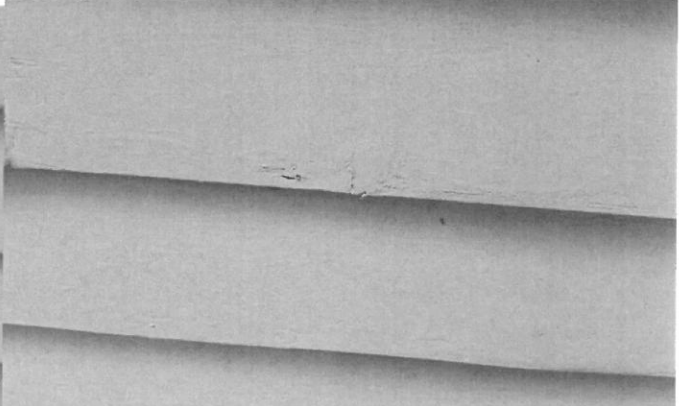
Front right carport, both corner boards and quarter round  
Are rotten



Right side of carport, two pieces of rotten siding



Right side of carport, rotten siding



Right side of carport, rotten siding





Front left of bay window, wood is solid, but  
Would recommend sealing the bottom edge.



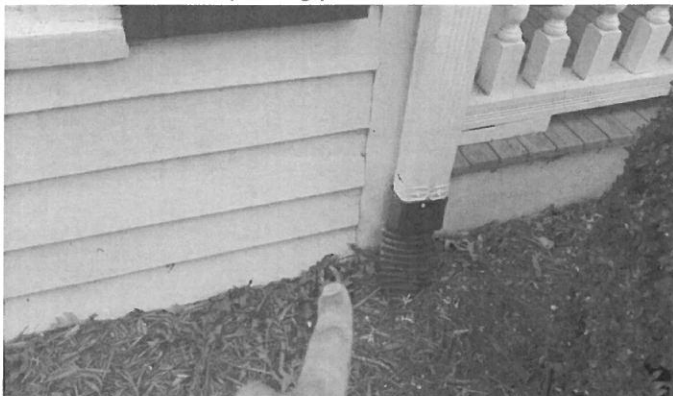
Front left of bay window, both bed moulds are rotten, and both  
Trim boards underneath are rotten.



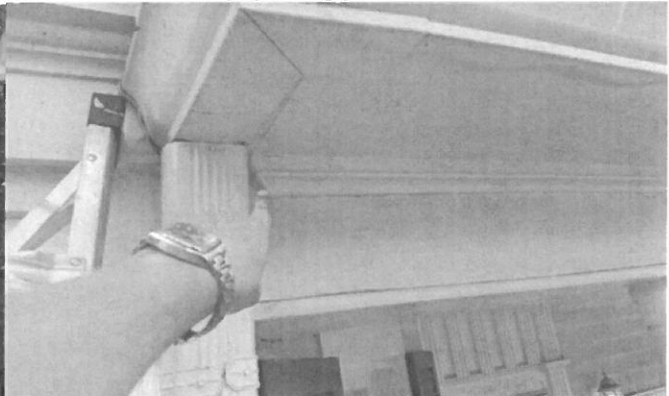
Front of the house, peeling paint



Front left ramp, peeling paint



Front right of bay window, rotten siding



Front Patio, left side, rotten bed mould



Upper front right, repair damaged shutter. Because These are old and custom, we can only piece in new Wood, and make it match existing



Upper front right, rotten siding



Front patio inside, left. Rotten back fascia and trim board.



Upper windows above patio, rotten sash, can only repair Bad wood, no replace wood available.



Above patio, right of bay window, both corner boards Are rotten.



Above patio, right of bay window, shutter is rotten, can only Repair the rotten wood by piecing in new wood.



Upper, front right of bay window, rotten window sill.



Upper front right, rotten fascia.



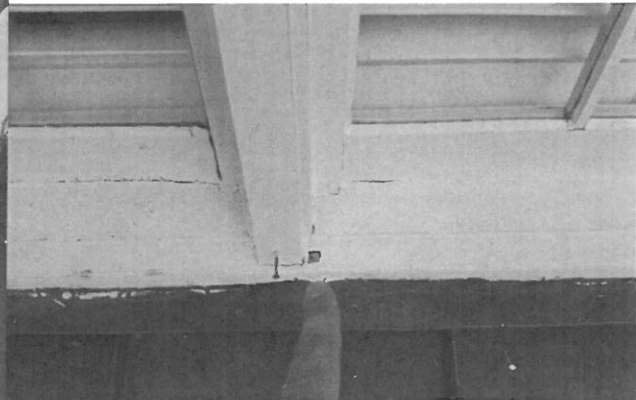
Upper right corner board, rotten.



Upper right window, left trim board rotten.

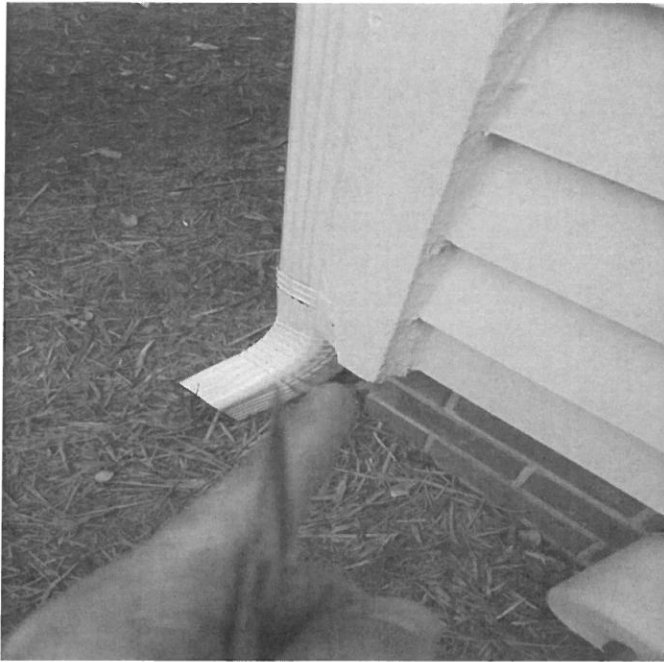


Upper right window, right trim board rotten.



Upper windows above patio, window sill nosing rotten.

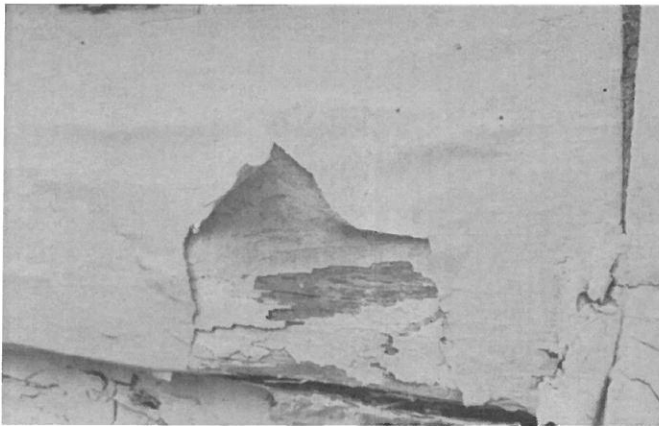




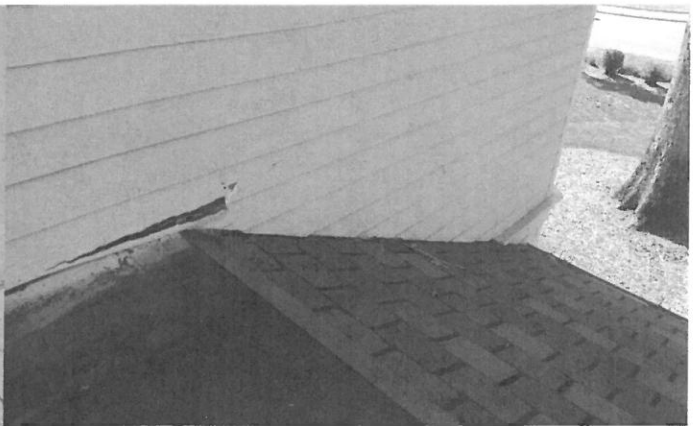
Lower right corner board rotten



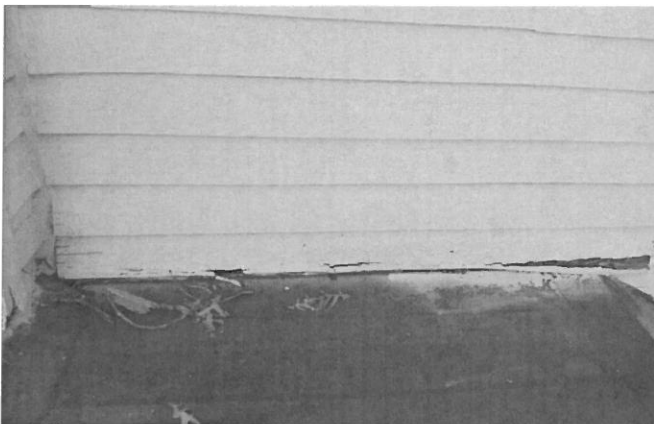
Lower right back corner board rotten



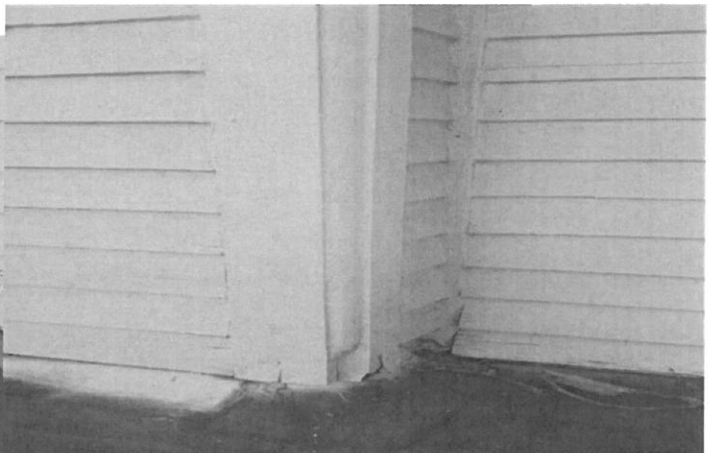
Detail of peeling paint



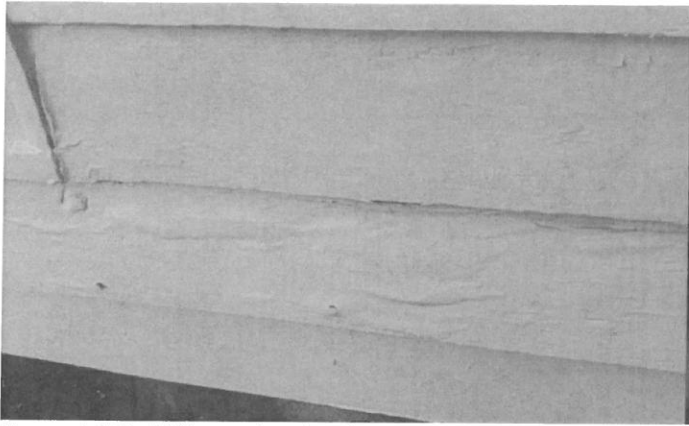
Upper Front left, several pieces of rotten wood down roof line



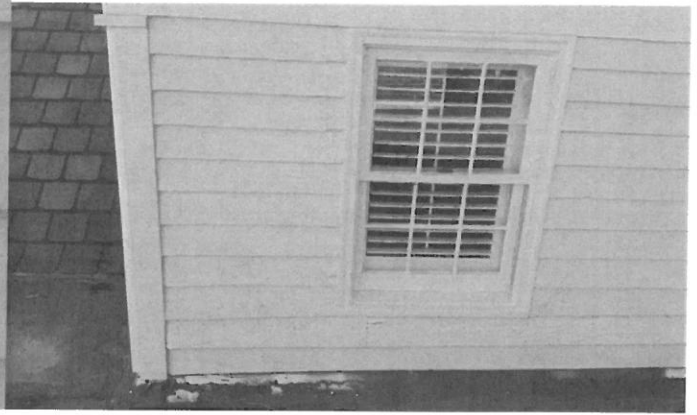
Upper left several pieces of rotten siding



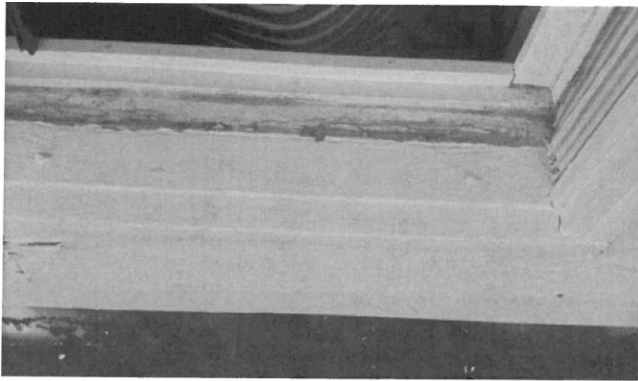
Upper left front, two rotten corner boards and quarter round  
And siding



Upper left bubbling paint detail



Upper left peeling paint detail



Upper left window sill detail of never painted



Carport right back side, two corner boards and quarter Round rotten.

Please contact me with any questions or comments. I can be reached at (704) 648-7454 or by email at [nick@nuhuecompany.com](mailto:nick@nuhuecompany.com). I look forward to earning your business, have a great day!

Thank you,

Nick LeClair  
Owner  
Nu Hue Company, LLC  
704-648-7454  
[nick@nuhuecompany.com](mailto:nick@nuhuecompany.com)

# ESTIMATE



Weddington Town Hall  
1924 Weddington Rd  
Weddington NC 28104

Primary Contact: Pam Hadley

<b>Estimate</b>	35377789
<b>Date</b>	10/30/15
<b>Total</b>	\$97,377.04
<b>Payments</b>	\$0.00
<b>Balance Remaining</b>	\$97,377.04

Cape Construction Restoration  
10615 Industrial Drive Suite 100  
Pineville NC 28134  
704-200-9977

Item	Description	Unit Cost	Quantity	Line Total
11 Siding	Asbestos test fee.	\$575.00	1.0	\$575.00
11 Siding	lead test fee.	\$350.00	1.0	\$350.00
11 Siding	R and R siding trim- 1" x 6" fiber cement trim board.	\$6,764.00	1.0	\$6,764.00
11 Siding	R and R fiber cement lap siding- 6" 8500 sf	\$49,880.00	1.0	\$49,880.00
08 Roof Frame	R and R metal roofing	\$1,960.00	1.0	\$1,960.00
11 Siding	General demolition. Repairing / replacing visible wood rot	\$7,863.52	1.0	\$7,863.52
25 Cleanup	Dumpster load- Approximately 40 yards, 7-8 tons of debris. 2 dumpsters are needed as asbestos and lead are required by EPA to be bagged, tarped and disposed of in separate dumpster. It is also required to be disposed of in a designated landfill.	\$1,589.52	1.0	\$1,589.52
11 Siding	If asbestos and lead are found which we are fairly certain it will as this building was constructed pre 1978 there will be a mitigation process to remove the siding as required by the EPA. This will entail encapsulating ( TARPING ) one section at a time as we remove the siding so employees will continue to be able to work.	\$18,500.00	1.0	\$18,500.00
24 Paint	Pressure wash building in preparation for painting. Multipurpose Sherwin Williams primer. Sherwin Williams latex satin on siding. All trim and windows, railings, porches including ceiling Sherwin Williams exterior semi gloss. Exterior shutters to be repaired and painted Sherwin Williams exterior semi gloss.	\$9,895.00	1.0	\$9,895.00

Subtotal	\$97,377.04
Tax:	\$0.00
<b>Total:</b>	<b>\$97,377.04</b>

## Terms

Due Upon Receipt

## Notes

We require a 50% deposit before starting any projects over \$2000.00.

Thank you



# **AFFORDABLE**

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## **SIDING & WINDOWS**

### **James Hardie Primed Siding Estimate**

**Customer Name:** Town Of Weddington  
Attn: Peggy Piontek  
1924 Weddington Rd.  
Weddington, NC 28104

#### **Job Description:**

- Remove all wood siding from the house & garage. Caulk, flash, and seal as necessary. Install James Hardie Brand house wrap.
- Install James Hardie primed siding to the body of the house & garage.
- Install James Hardie primed vertical corner trim as needed.
- Follow all James Hardie installation guidelines.
- Haul-away & disposal all work related debris.
- All applicable taxes & dump fees included.
- All specials/savings are reflected in the project prices below.

<b>Hardie Siding:</b>	<b>\$39,295.00</b>
<b>Hardie Trim:</b>	<b>\$ 4,680.00</b>
<b>R&amp;R Shutters:</b>	<b><u>\$ 525.00</u></b>
<b>Project Total:</b>	<b>\$ 44,500.00</b>

**Submitted by:** Richard Caldwell on November 2, 2015

4927 Monroe Road  
Charlotte, NC 28205  
(704) 536-6225  
[www.affordablesiding.com](http://www.affordablesiding.com)



# AFFORDABLE

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## SIDING & WINDOWS

### Cedar Ridge Siding Estimate

**Customer Name:** Town Of Weddington  
Attn: Peggy Piontek  
1924 Weddington Rd.  
Weddington, NC 28104

### **Job Description:**

- Remove all wood siding from the house & garage. Caulk, flash, and seal as necessary. Install house wrap.
- Install Cedar Ridge siding to the body of the house & garage. Cedar Ridge siding is 16 foot long, has a laminated/insulated backing, and has a 7 inch lap profile.
- Siding project includes all vertical corner posts.
- Haul-away & disposal all work related debris.
- All applicable taxes & dump fees included.
- All specials/savings are reflected in the project prices below.

<b>Cedar Ridge Siding:</b>	<b>\$32,255.00</b>
<b>R&amp;R Shutters:</b>	<b>\$ <u>525.00</u></b>
<b>Project Total:</b>	<b>\$ <u>32,780.00</u></b>

**Submitted by:** Richard Caldwell on November 2, 2015

4927 Monroe Road  
Charlotte, NC 28205  
(704) 536-6225  
[www.affordablesiding.com](http://www.affordablesiding.com)

Weddington has been experiencing fairly steady growth over the past ten years, as evidenced by the large number of new homes constructed each year. If the Town continues to grow at a 41% rate over the next ten years the 2017 projected population would be 11,398 and the 2022 projected population would be 13,337. These estimates are based on the following assumptions:

- Steady population growth will continue into the future;
- Household size will remain constant (the 2000 Census reported 3.10 persons per household; the 2010 Census reported 3.02 persons per household);
- The Town currently has approximately 680 approved but unbuilt single family residential units. At 3.02 persons per household this accounts for 1,963 people.
- Regional development trends as have evolved in the past ten years will continue to operate over the next fifteen years;
- Public sewer service is contained in the 2012 Union County Water and Sewer Master Plan;
- Public water service is contained in the 2012 Union County Water and Sewer Master Plan will; and
- Roads will be improved according to the North Carolina DOT TIP schedule.

#### **PUBLIC FACILITIES AND SERVICES**

Public facilities are important and often are expensive to build and subsequently maintain. Failure to plan them wisely often results in inadequate and misplaced facilities that can drain the community's funds without providing satisfactory service. It is important to take into account existing and proposed land use patterns and the existing and anticipated size, composition and distribution of the population.

In order to maintain a high quality of life for residents of residential areas, the Town needs to assure that public facilities and infrastructure are available to serve them in a convenient and functional manner. Infrastructure includes adequate means for access and mobility, water and sewer service, and stormwater systems. In November of 2014, the Town Council adopted a new stormwater ordinance to better manage runoff caused by new development.

appearance has become an accepted necessity. Planning and land use regulations have generally been justified on the basis of health and safety concerns, rather than aesthetics. However, municipalities have for quite some time been enacting ordinances (with court support) which control appearance solely on the basis of aesthetics. Thus, community appearance activities and controls have become more frequently recognized as legitimate and important local government activities, rather than activities which are simply limited to volunteer groups.

Fortunately for Weddington at present, there are few negative elements and many positive elements of the community's appearance. Since its incorporation, Weddington leaders have been successful in setting the Town apart from many of its neighbors. Sign clutter, strip development, and urban decay are not problems associated with Weddington. In many respects, the Town is fortunate that it lies in a high-growth and high-income area. As a result, what is of concern to many Weddington residents is the amount of growth that has taken place in the community, rather than the type of growth. At present, three Town entrances are designated with Weddington entrance monument signs as found in most municipalities. Although there are a number of entrance ways into the Town, the most traveled are on NC 16, NC 84, Weddington-Matthews Road and Rea Road.

One is able to differentiate land use patterns and densities when coming into Weddington, especially from Mecklenburg County. This is largely a result of the community's development pattern, as prescribed by its land use regulations. Weddington is a suburban residential community that is being developed in terms of dispersed subdivisions, as opposed to the concentric patterns in which older towns have developed.

Without question, Weddington's rural character is its most visible attribute. The Town's zoning regulations set it apart from many of its neighbors. Whereas neighboring municipalities allow standard lot sizes as low as 10,000-15,000 square feet and greater housing densities, 12,000 square feet is the minimum lot size in Weddington. However, 12,000 square foot lots are only permitted in Conservation subdivisions. These Conservation subdivisions still have an overall density of one unit per acre and require fifty percent conservation lands, thus remaining density neutral in comparison with the Conventional subdivisions. Even in unincorporated portions of Union County, lot sizes as low as 20,000 square feet are allowed (with even smaller lot sizes allowed in clustered developments).

**Site Design.** Site design plays a significant role in assuring land use compatibility. Factors include transitioning between land use types, intensities, and densities using



buffers and floor area ratios, conserving environmental assets using standards to preserve open space and limit impervious surfaces, providing adequate vehicular and pedestrian traffic circulation and connectivity, mitigating potential nuisances, such as signage, excessive noise, smoke, heat, light, vibration or odors detectable to human senses off the premise, and designing for public safety. In November of 2014, the Town Council increased the thoroughfare buffer requirements in response to increased residential development, in order to better preserve the viewshed and maintain the rural feel.

#### **GROWTH MANAGEMENT AND RESOURCE CONSERVATION**

Growth is anticipated to occur throughout the Planning Area, limited primarily by infrastructure and land availability. The Town, however, continues to have little influence on how land located in unincorporated areas is developed. The Town, however, currently regulates development pursuant to its zoning ordinance and subdivision regulations within its municipal limits. Infrastructure availability is a key growth management tool. The Town can, in the future, focus on ensuring that development does not exceed its site carrying capacity, based on environmental conditions, water and sewer availability and capacity and natural resources protection, its accessibility, via an adequate transportation network, and is consistent with locally-accepted design standards. Capacity constraints can be used to determine the development potential of a property for specific densities or intensities; development potential can be correlated to a preferred level of service (LOS) and available capacity. The Town will need to evaluate inclusion of these growth management tools in its regulations. To better manage the impact of growth on existing residents and the natural environment, the Town Council adopted a new stormwater ordinance in November of 2014 to control runoff caused by new development.

**Annexation.** Annexation is the legal process whereby the corporate limits of a town or municipality are extended to encompass additional urbanized land and population. In North Carolina, annexation is the public process by which cities may extend municipal services, voting privileges, regulations and taxing authority to new areas with the specific intent of protecting the public's health, safety, and welfare.

To prepare for long-term growth, it may become necessary for Weddington to annex adjoining lands for the well-being of the community. However, annexation must be done in accordance with State law and established policies and plans, rather than on an ad hoc basis. It is imperative that the Town establishes a defined, long-term annexation and growth strategy, as a natural extension of the Land Use Plan process – a strategy that identifies opportunities, constraints and fiscal impacts. Areas that have been targeted for possible future annexation include those unincorporated areas that are included in the

# TOWN OF WEDDINGTON

## MEMORANDUM

**TO:** Bill Deter, Mayor; Town Council

**FROM:** Julian Burton; Town Planner/Zoning Administrator

**DATE:** November, 9<sup>th</sup> 2015

**SUBJECT:** Update from the Town Planner

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- The Planning Board will review the following items at the November, 23<sup>rd</sup> meeting:
  - Sketch Plan for Sugar Magnolia (PIMs held on November 2<sup>nd</sup>, and 3<sup>rd</sup>)
  - Preliminary Plat for the Enclave at Weddington (potentially)
- Staff has received maps showing the two proposed alternatives for the Rea Road extension. We are still waiting to hear about the scheduled dates for the Public Involvement Meetings.

**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>
<b>REVENUE:</b>				
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
<b>AFTER TRANSFERS</b>				
	50,706.11	436,156.43	1,861,825.00	
<b>4110 GENERAL GOVERNMENT</b>				
<b>EXPENDITURE:</b>				
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
<b>BEFORE TRANSFERS</b>				
	-64,094.34	-300,117.73	-1,124,872.00	
<b>AFTER TRANSFERS</b>				
	-64,094.34	-300,117.73	-1,124,872.00	
<b>4120 ADMINISTRATIVE</b>				
<b>EXPENDITURE:</b>				
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	33,157.57	155,339.45	470,053.00	67
BEFORE TRANSFERS	-33,157.57	-155,339.45	-470,053.00	
AFTER TRANSFERS	-33,157.57	-155,339.45	-470,053.00	

**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 PA YABLE	5,253.87
10-2156-000	LIFE INSURANCE PA YABLE	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 WEDDINGTON

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## MEMORANDUM

**TO:** Mayor and Town Council

**FROM:** Kim Woods, Tax Collector

**DATE:** November 9, 2015

**SUBJECT:** Monthly Report –October 2015

<b>Transactions:</b>	
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
<b>Taxes Collected:</b>	
2015	\$(28868.61)
<b>As of October 31, 2015; the following taxes remain Outstanding:</b>	
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
<b>Total Outstanding:</b>	<b>\$816289.40</b>



# Union County Sheriff's Office

## Events By Nature

For the Month of: October 2015

Date of Report

11/3/2015

2:58:24PM

<u>Event Type</u>	<u>Total</u>
911 HANG UP	34
911 MISDIAL	4
ACCIDENT EMD	8
ACCIDENT HITRUN PD LAW	3
ACCIDENT PD COUNTY NO EMD	33
ACCIDENT PD MUNICIPAL	1
ALARMS LAW	52
ANIMAL BITE FOLLOW UP	2
ANIMAL BITE REPORT LAW	2
ANIMAL COMP SERVICE CALL LAW	4
ASSAULT SIMPLE LAW	3
ASSIST EMS OR FIRE	4
ATTEMPT TO LOCATE	2
BARKING DOG	5
BOLO	24
BURGLARY HOME OTHER NONBUSINESS	2
BUSINESS CHECK	19
CALL BY PHONE	18
CARDIAC RESPIRTY ARREST EMD	1
COMMERCIAL STRUCTURE FIRE	1
DISCHARGE OF FIREARM	4
DISTURBANCE OR NUISANCE	3
DOMESTIC DISTURBANCE	7
ESCORT	3
FOLLOW UP INVESTIGATION	5
FOOT PATROL	9
FRAUD DECEPTION FORGERY	7
FUNERAL ESCORT	3



<u>Event Type</u>	<u>Total</u>
HARASSMENT STALKING THREATS	1
ILLEGAL DUMPING LITTERING	1
INTOXICATED PEDESTRIAN	1
INVESTIGATION	7
JURISDICTION CONFIRMATION LAW	6
KEEP THE PEACE REQUEST	1
LARCENY THEFT	4
MEET REQUEST NO REFERENCE GIVN	1
MISSING PERSON	3
MOTORIST ASSIST	3
NOISE COMPLAINT	2
OVERDOSE POISONING EMD	1
PREVENTATIVE PATROL	319
PROP DAMAGE VANDALISM MISCHIEF	5
PROWLER REPORT	1
PSYCHIATRIC PATIENT EMD	1
PUBLIC SERVICE	1
RADAR PATROL INCLUDING TRAINIG	10
REFERAL OR INFORMATION CALL	3
REPOSESSION OF PROPERTY	1
RESIDENTIAL CHECK	1
SEARCH CONDUCTED BY LAW AGENCY	2
SERVE CIVIL PAPER	4
SERVE CRIMINAL CIVIL SUBPOENA	4
SERVE DOMESTIC VIOL ORDER	1
SERVE EVICTION NOTICE	1
SERVE WARRANT	2
STRUCTURE FIRE EFD	2
SUSPICIOUS CIRCUMSTANCES	5
SUSPICIOUS PERSON	9
SUSPICIOUS VEHICLE	12
TRAFFIC DIRECT CONTROL	2

<u>Event Type</u>	<u>Total</u>
TRAFFIC HAZARD	4
TRAFFIC STOP	49
TRAFFIC VIOLATION COMPLAINT	18
TRESPASSING UNWANTED SUBJ	7
WEAPONS FIREARMS INCIDENTS	1

***Total Calls for Month:***                      **759**

# Weddington

## 10/2015

UCR Code	Description	Date of Report	Incident ID	
<b>11B</b>				
11B	SEXUAL BATTERY	10/16/15	201508898	
			Total:	1
<b>13B</b>				
13B	SIMPLE ASSAULT	10/9/15	201508700	
13B	ASSAULT ON FEMALE	10/10/15	201508707	
13B	ASSAULT ON FEMALE	10/16/15	201508887	
			Total:	3
<b>220</b>				
220	BREAKING OR ENTERING (M)	10/7/15	201508617	
220	BREAKING/ENTERING-FELONY	10/10/15	201508720	
220	BREAKING/ENTERING-FELONY	10/16/15	201508903	
			Total:	3
<b>23H</b>				
23H	LARCENY-FELONY	10/12/15	201508754	
23H	LARCENY-FELONY	10/19/15	201508962	
			Total:	2
<b>26A</b>				
26A	OBTAINING PROPERTY BY FALSE PRETENSES	10/20/15	201509011	
26A	FAIL TO WORK AFTER PAID	10/29/15	201509306	
			Total:	2
<b>290</b>				
290	INJURY TO REAL PROPERTY	10/2/15	201508507	Unfounded
290	INJURY TO REAL PROPERTY	10/11/15	201508747	
290	INJURY TO REAL PROPERTY	10/16/15	201508903	
			Total:	3
<b>35A</b>				
35A	POSSESS MARIJUANA UP TO 1/2 OZ	10/26/15	201509209	
			Total:	1
<b>35B</b>				
35B	POSSESS DRUG PARAPHERNALIA	10/7/15	201508614	
35B	POSSESS DRUG PARAPHERNALIA	10/26/15	201509209	
			Total:	2
<b>520</b>				
520	POSSESS WEAPON ON SCHOOL PROPERTY	10/19/15	201508960	
			Total:	1
<b>90D</b>				
90D	DRIVING WHILE IMPAIRED	10/19/15	201508963	

**Weddington**
**10/2015**

UCR Code	Description	Date of Report	Incident ID	
90D	DRIVING WHILE IMPAIRED	10/29/15	201509311	
			Total:	2
<b>90J</b>				
90J	TRESPASS - 2ND DEG	10/18/15	201508948	
90J	TRESPASS - 1ST DEG	10/20/15	201509003	
			Total:	2
<b>90Z</b>				
90Z	VIOLATION OF COURT ORDER	10/9/15	201508696	Unfounded
90Z	UNAUTHORIZED USE OF MOTOR VEHICLE	10/12/15	201508754	
			Total:	2
<b>999</b>				
999	ACCIDENT NO VISIBLE INJURY	10/1/15	201508449	
999	INVESTIGATION	10/1/15	201508467	
999	ACCIDENT NO VISIBLE INJURY	10/1/15	201508475	
999	ANIMAL CALL	10/7/15	201508607	
999	ACCIDENT POSSIBLE INJURY	10/7/15	201508612	
999	ANIMAL CALL BITE	10/8/15	201508638	
999	BARKING DOGS	10/8/15	201508645	
999	DEATH INVESTIGATION	10/8/15	201508664	
999	ACCIDENT NO VISIBLE INJURY	10/9/15	201508670	
999	INDUSTRIAL ACCIDENT	10/13/15	201508790	
999	ACCIDENT POSSIBLE INJURY	10/13/15	201508805	
999	ANIMAL CALL BITE	10/15/15	201508873	
999	INVESTIGATION	10/16/15	201508902	
999	ACCIDENT NO VISIBLE INJURY	10/16/15	201508912	
999	ACCIDENT NO VISIBLE INJURY	10/17/15	201508935	
999	ACCIDENT NO VISIBLE INJURY	10/22/15	201509080	
999	OVERDOSE	10/23/15	201509091	
999	ACCIDENT POSSIBLE INJURY	10/23/15	201509096	
999	ACCIDENT NO VISIBLE INJURY	10/23/15	201509106	
999	CALL FOR SERVICE	10/24/15	201509124	
999	ANIMAL CALL	10/25/15	201509157	
999	ACCIDENT NO VISIBLE INJURY	10/26/15	201509196	
999	INVESTIGATION	10/26/15	201509204	
999	ACCIDENT NO VISIBLE INJURY	10/27/15	201509234	
999	ACCIDENT NO VISIBLE INJURY	10/30/15	201509342	
			Total:	25

Monthly Crime Total

49

# Wesley Chapel Volunteer Fire Department

## Incident List by Alarm Date/Time

Alarm Date Between {10/01/2015} And {10/31/2015}

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
15-1504207-000	10/01/2015	00:19:01	5114 PANHANDLE CIR /WEDDI	445 Arcing, shorted electrical e
15-1504221-000	10/01/2015	16:47:12	1119 DELACOURT LN /INDIAN	611 Dispatched & cancelled en ro
15-1504225-000	10/01/2015	17:52:55	655 WEDDINGTON RD /Weddin	322 Motor vehicle accident with
15-1504227-000	10/01/2015	18:57:06	4901 WEDDINGTON RD /WEDDI	381 Rescue or EMS standby
15-1504229-000	10/02/2015	08:24:34	1301 N BROOME ST	611 Dispatched & cancelled en ro
15-1504232-000	10/02/2015	11:12:17	509 WEDDINGTON RD /WEDDIN	745 Alarm system activation, no
15-1504238-000	10/02/2015	18:20:48	WESLEY CHAPEL RD & PINEWO	611 Dispatched & cancelled en ro
15-1504244-000	10/02/2015	21:38:49	2005 PRINCESA DR /Wesley	814 Lightning strike (no fire)
15-1504255-000	10/03/2015	14:25:57	318 LEAHY MILL CT /WEDDIN	321 EMS call, excluding vehicle
15-1504257-000	10/03/2015	15:50:13	4416 GLEN OAKS DR /WEDDIN	500 Service Call, other
15-1504259-000	10/03/2015	18:05:51	8701 KENSINGTON DR	745 Alarm system activation, no
15-1504260-000	10/03/2015	19:00:06	1032 ARROYO VISTA /WESLEY	745 Alarm system activation, no
15-1504261-000	10/03/2015	19:26:49	7314 YELLOWHORN TR	311 Medical assist, assist EMS c
15-1504270-000	10/04/2015	10:20:42	3101 ANTIOCH CHURCH RD /I	440 Electrical wiring/equipment
15-1504271-000	10/04/2015	11:14:48	LESTER DAVIS RD & WEDDING	440 Electrical wiring/equipment
15-1504274-000	10/04/2015	18:29:00	305 COVINGTON CRSG /WEDDI	445 Arcing, shorted electrical e
15-1504275-000	10/04/2015	19:22:31	8157 KENSINGTON DR	611 Dispatched & cancelled en ro
15-1504279-000	10/04/2015	22:33:33	1008 WAYLAND CT /INDIAN T	611 Dispatched & cancelled en ro
15-1504284-000	10/05/2015	07:30:47	2822 CRANE RD	321 EMS call, excluding vehicle
15-1504286-000	10/05/2015	14:11:57	8701 KENSINGTON DR	745 Alarm system activation, no
15-1504290-000	10/05/2015	17:11:23	1601 MILLBRIDGE PKWY	611 Dispatched & cancelled en ro
15-1504292-000	10/05/2015	17:46:06	5413 FULTON RIDGE DR /Ind	700 False alarm or false call, O
15-1504295-000	10/05/2015	23:34:02	3316 GREENHURST LN /MATTH	321 EMS call, excluding vehicle
15-1504297-000	10/06/2015	10:21:32	600 ENNIS RD /Weddington,	745 Alarm system activation, no
15-1504299-000	10/06/2015	15:21:07	5903 DEAL RD /Weddington,	321 EMS call, excluding vehicle
15-1504301-000	10/06/2015	18:17:50	505 GRESSENHALL LN	745 Alarm system activation, no
15-1504307-000	10/07/2015	06:57:11	3101 ANTIOCH CHURCH RD /I	553 Public service
15-1504310-000	10/07/2015	14:03:03	500 CASTLESTONE LN /Matth	745 Alarm system activation, no
15-1504311-000	10/07/2015	17:36:02	NEW TOWN RD & BYRUM RD /W	551 Assist police or other gover
15-1504312-000	10/07/2015	19:02:59	2705 LIBERTY HALL CT	321 EMS call, excluding vehicle
15-1504318-000	10/08/2015	09:14:41	8015 WICKLOW HALL DR /Wed	321 EMS call, excluding vehicle
15-1504325-000	10/08/2015	17:34:11	330 REID DAIRY RD /Weddin	631 Authorized controlled burnin
15-1504326-000	10/08/2015	18:51:08	507 LOHAVEN RD /Weddingt	321 EMS call, excluding vehicle
15-1504327-000	10/08/2015	19:36:51	1226 BROMLEY DR /WEDDINGT	321 EMS call, excluding vehicle
15-1504329-000	10/08/2015	21:39:19	3801 MOURNING DOVE DR /WE	321 EMS call, excluding vehicle
15-1504331-000	10/09/2015	08:37:42	1100 WAXHAW INDIAN TRAIL	553 Public service
15-1504332-000	10/09/2015	10:51:56	2831 CRANE RD	321 EMS call, excluding vehicle
15-1504333-000	10/09/2015	12:14:24	9036 RANCH VIEW CT /Weddi	311 Medical assist, assist EMS c
15-1504338-000	10/09/2015	14:12:45	11006 MAGNA LN /Indian Tr	311 Medical assist, assist EMS c
15-1504340-000	10/09/2015	17:49:49	4500 STRYKER DR /Weddingt	311 Medical assist, assist EMS c
15-1504353-000	10/10/2015	09:10:23	1620 WAXHAW MARVIN RD /MA	381 Rescue or EMS standby
15-1504350-000	10/10/2015	14:44:34	6008 HIGHVIEW RD /Wedding	311 Medical assist, assist EMS c
15-1504351-000	10/10/2015	15:26:03	5406 BERRYWOOD LN /Wesley	511 Lock-out
15-1504358-000	10/10/2015	22:36:51	6017 GREYSTONE DR /WEDDIN	321 EMS call, excluding vehicle
15-1504361-000	10/11/2015	01:14:55	311 PALMERSTON LN	311 Medical assist, assist EMS c



# Wesley Chapel Volunteer Fire Department

## Incident List by Alarm Date/Time

Alarm Date Between {10/01/2015} And {10/31/2015}

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
15-1504362-000	10/11/2015	02:05:01	5705 SILVER CREEK DR	321 EMS call, excluding vehicle
15-1504364-000	10/11/2015	04:11:35	NEW TOWN RD & BARON RD /W	322 Motor vehicle accident with
15-1504376-000	10/11/2015	19:45:05	CUTHBERTSON RD & NEW TOWN	324 Motor Vehicle Accident with
15-1504379-000	10/11/2015	23:58:52	1006 WILLOUGHBY RD /MONRO	611 Dispatched & cancelled en ro
15-1504381-000	10/12/2015	03:06:31	7100 STONEHAVEN DR /MARVI	736 CO detector activation due t
15-1504384-000	10/12/2015	07:43:12	1111 REAL QUIET LN	321 EMS call, excluding vehicle
15-1504386-000	10/12/2015	09:33:54	6425 WEDDINGTON RD /Wesle	322 Motor vehicle accident with
15-1504388-000	10/12/2015	10:13:01	REA RD & S PROVIDENCE RD	411 Gasoline or other flammable
15-1504387-000	10/12/2015	10:40:49	4315 WEDDINGTON MATTHEWS	321 EMS call, excluding vehicle
15-1504390-000	10/12/2015	12:32:25	1023 OLEANDER LN	511 Lock-out
15-1504392-000	10/12/2015	12:48:30	REA RD & S PROVIDENCE RD	553 Public service
15-1504395-000	10/12/2015	14:50:45	1402 S PROVIDENCE RD	322 Motor vehicle accident with
15-1504397-000	10/12/2015	16:43:28	2008 CLOVER HILL RD /Indi	321 EMS call, excluding vehicle
15-1504408-000	10/13/2015	12:26:04	320 REID DAIRY RD	553 Public service
15-1504409-000	10/13/2015	13:52:16	WESTLAKE DR & LINDSTROM W	321 EMS call, excluding vehicle
15-1504413-000	10/13/2015	15:27:42	9700 MARVIN SCHOOL RD /MA	553 Public service
15-1504414-000	10/13/2015	17:21:03	4000 SEMMES LN /Indian Tr	311 Medical assist, assist EMS c
15-1504415-000	10/13/2015	17:56:35	13639 PROVIDENCE RD /WEDD	321 EMS call, excluding vehicle
15-1504417-000	10/13/2015	19:54:49	PROVIDENCE RD & WEDDINGTO	322 Motor vehicle accident with
15-1504418-000	10/13/2015	20:28:17	515 CIRCLE TRACE RD /Wesl	321 EMS call, excluding vehicle
15-1504425-000	10/14/2015	10:04:37	6009 TRAFALGAR CT /Monroe	311 Medical assist, assist EMS c
15-1504428-000	10/14/2015	12:31:23	1932 WEDDINGTON RD /Weddi	651 Smoke scare, odor of smoke
15-1504434-000	10/14/2015	17:17:06	1222 MEADOWLARK LN /MARVI	321 EMS call, excluding vehicle
15-1504438-000	10/14/2015	17:59:11	1400 CUTHBERTSON RD	381 Rescue or EMS standby
15-1504437-000	10/14/2015	20:03:24	214 TALLOW TREE CT	611 Dispatched & cancelled en ro
15-1504440-000	10/15/2015	06:15:12	6308 PUMPERNICKEL LN /WES	311 Medical assist, assist EMS c
15-1504443-000	10/15/2015	10:35:01	2009 BROOK VIEW CT /WEDDI	611 Dispatched & cancelled en ro
15-1504444-000	10/15/2015	12:07:09	700 HOWIE MINE RD	743 Smoke detector activation, n
15-1504446-000	10/15/2015	16:29:10	5208 GOLDMINE RD /WESLEY	554 Assist invalid
15-1504450-000	10/15/2015	22:04:25	1021 HEATHER GLEN DR /WES	611 Dispatched & cancelled en ro
15-1504457-000	10/16/2015	10:50:44	225 BENT TREE /WEDDINGTON	554 Assist invalid
15-1504463-000	10/16/2015	13:13:45	212 TALLOW TREE CT	735 Alarm system sounded due to
15-1504464-000	10/16/2015	14:02:44	2868 BEULAH CHURCH RD /WE	311 Medical assist, assist EMS c
15-1504467-000	10/16/2015	19:35:37	WAXHAW MANOR DR & WAXHAW	600 Good intent call, Other
15-1504472-000	10/16/2015	21:01:46	2532 CUTHBERTSON RD	611 Dispatched & cancelled en ro
15-1504473-000	10/16/2015	21:26:31	5112 RHETT CT /Monroe, NC	700 False alarm or false call, O
15-1504477-000	10/17/2015	05:00:59	S POTTER RD & SUNRISE LN	611 Dispatched & cancelled en ro
15-1504484-000	10/17/2015	10:35:24	5922 WEDDINGTON RD /A9/WE	553 Public service
15-1504491-000	10/17/2015	10:54:13	2825 CRANE RD	381 Rescue or EMS standby
15-1504483-000	10/17/2015	13:04:32	1421 GREAT RD	611 Dispatched & cancelled en ro
15-1504485-000	10/17/2015	13:28:26	909 S POTTER RD /Monroe,	611 Dispatched & cancelled en ro
15-1504505-000	10/18/2015	19:39:58	726 CARLY SCOTT DR /WESLE	321 EMS call, excluding vehicle
15-1504506-000	10/18/2015	20:30:13	609 CARVER POND LN	321 EMS call, excluding vehicle
15-1504510-000	10/19/2015	09:00:16	909 S POTTER RD /MONROE,	611 Dispatched & cancelled en ro
15-1504512-000	10/19/2015	11:42:52	115 E NORTH MAIN ST	611 Dispatched & cancelled en ro

# Wesley Chapel Volunteer Fire Department

## Incident List by Alarm Date/Time

Alarm Date Between {10/01/2015} And {10/31/2015}

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
15-1504518-000	10/19/2015	17:54:41	2038 FITZHUGH LN /WEDDING	321 EMS call, excluding vehicle
15-1504523-000	10/19/2015	22:03:02	MARVIN SCHOOL RD & JOE KE	324 Motor Vehicle Accident with
15-1504527-000	10/20/2015	08:39:58	9600 GATO DEL SOL CT	542 Animal rescue
15-1504530-000	10/20/2015	13:43:31	8812 KENTUCKY DERBY DR	321 EMS call, excluding vehicle
15-1504533-000	10/20/2015	20:29:25	201 BELLE MEADE CT	412 Gas leak (natural gas or LPG
15-1504538-000	10/21/2015	08:50:54	WAXHAW INDIAN TRAIL RD &	322 Motor vehicle accident with
15-1504541-000	10/21/2015	15:40:09	6206 PUMPERNICKEL LN /Wes	700 False alarm or false call, O
15-1504547-000	10/21/2015	21:36:34	10008 CHIMNEY DR	321 EMS call, excluding vehicle
15-1504548-000	10/21/2015	23:14:19	3616 BEULAH CHURCH RD /We	324 Motor Vehicle Accident with
15-1504553-000	10/22/2015	07:35:59	3101 ANTIOCH CHURCH RD /I	553 Public service
15-1504554-000	10/22/2015	09:26:46	3927 N TWELVE MILE CREEK	553 Public service
15-1504561-000	10/22/2015	16:18:41	1504 BLUEBIRD HILL LN /WE	611 Dispatched & cancelled en ro
15-1504565-000	10/22/2015	17:04:25	WEDDINGTON RD & LESTER DA	352 Extrication of victim(s) fro
15-1504566-000	10/22/2015	23:06:56	CUTHBERTSON RD & NEW TOWN	322 Motor vehicle accident with
15-1504569-000	10/23/2015	02:46:51	PROVIDENCE RD & KINGS MAN	321 EMS call, excluding vehicle
15-1504572-000	10/23/2015	04:02:49	6004 AUTUMN BLOSSOM LN /M	611 Dispatched & cancelled en ro
15-1504575-000	10/23/2015	09:07:45	POTTER RD & FOREST LAWN D	322 Motor vehicle accident with
15-1504579-000	10/23/2015	13:17:43	8600 POTTER RD /Weddingto	412 Gas leak (natural gas or LPG
15-1504585-000	10/23/2015	19:41:31	CUTHBERTSON RD & NEW TOWN	324 Motor Vehicle Accident with
15-1504591-000	10/24/2015	04:59:15	400 AMERSHAM LN	321 EMS call, excluding vehicle
15-1504597-000	10/24/2015	07:41:50	1000 CASTLEFORD BLVD /Ind	553 Public service
15-1504593-000	10/24/2015	07:44:09	8126 LAKE PROVIDENCE DR /	311 Medical assist, assist EMS c
15-1504595-000	10/24/2015	09:19:57	4901 WEDDINGTON RD /Weddi	381 Rescue or EMS standby
15-1504598-000	10/24/2015	10:24:38	4011 ANTIOCH CHURCH RD /M	745 Alarm system activation, no
15-1504601-000	10/24/2015	11:15:03	348 S PROVIDENCE RD /WEDD	553 Public service
15-1504603-000	10/24/2015	14:53:53	8503 OAKBERRY CT /Charlot	553 Public service
15-1504602-000	10/24/2015	15:02:37	13601 PROVIDENCE RD /WEDD	611 Dispatched & cancelled en ro
15-1504605-000	10/24/2015	15:05:18	13601 PROVIDENCE RD /WEDD	321 EMS call, excluding vehicle
15-1504607-000	10/24/2015	18:36:15	4301 BEULAH CHURCH RD /We	321 EMS call, excluding vehicle
15-1504612-000	10/25/2015	07:58:41	8712 CHEWTON GLEN DR	550 Public service assistance, O
15-1504613-000	10/25/2015	08:10:52	314 RANELAGH DR	321 EMS call, excluding vehicle
15-1504614-000	10/25/2015	08:45:14	1675 COX RD /Weddington,	541 Animal problem
15-1504616-000	10/25/2015	11:32:42	408 SPRINGWOOD DR	113 Cooking fire, confined to co
15-1504615-000	10/25/2015	11:44:22	709 SPRINGWOOD DR	321 EMS call, excluding vehicle
15-1504635-000	10/26/2015	04:50:02	8017 POTTER RD /Weddingto	322 Motor vehicle accident with
15-1504637-000	10/26/2015	06:57:43	NEW TOWN RD & S POTTER RD	352 Extrication of victim(s) fro
15-1504639-000	10/26/2015	09:32:19	601 BECKFORD GLEN DR	321 EMS call, excluding vehicle
15-1504642-000	10/26/2015	11:32:45	9000 LONGVIEW CLUB DR	321 EMS call, excluding vehicle
15-1504644-000	10/26/2015	12:44:40	617 WHITE TAIL TER /MARVI	311 Medical assist, assist EMS c
15-1504645-000	10/26/2015	13:00:01	3927 N TWELVE MILE CREEK	553 Public service
15-1504647-000	10/26/2015	15:56:58	3019 TWIN LAKES DR /Weddi	321 EMS call, excluding vehicle
15-1504650-000	10/26/2015	18:00:53	9009 LUCERNE CT	745 Alarm system activation, no
15-1504656-000	10/26/2015	20:50:26	104 TURKEY HUNT CT /MARVI	736 CO detector activation due t
15-1504658-000	10/26/2015	22:05:42	FOREST LAWN DR & POTTER R	322 Motor vehicle accident with
15-1504662-000	10/27/2015	04:22:56	4821 WAXHAW INDIAN TRAIL	714 Central station, malicious f

# Wesley Chapel Volunteer Fire Department

## Incident List by Alarm Date/Time

Alarm Date Between {10/01/2015} And {10/31/2015}

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
15-1504671-000	10/27/2015	14:12:33	HEMBY RD & WEDDINGTON MAT	631 Authorized controlled burnin
15-1504675-000	10/27/2015	16:44:09	8000 ROCKLAND TR /MARVIN,	611 Dispatched & cancelled en ro
15-1504677-000	10/27/2015	19:29:34	1305 SCREECH OWL RD	111 Building fire
15-1504687-000	10/28/2015	09:02:42	314 OLD MILL RD /WEDDINGT	321 EMS call, excluding vehicle
15-1504691-000	10/28/2015	14:35:02	2825 CRANE RD	321 EMS call, excluding vehicle
15-1504696-000	10/28/2015	20:42:53	5925 WEDDINGTON RD	311 Medical assist, assist EMS c
15-1504700-000	10/29/2015	17:13:46	BILLY HOWEY RD & RANELAGH	413 Oil or other combustibile liq
15-1504701-000	10/29/2015	18:37:52	2910 N TWELVE MILE CREEK	550 Public service assistance, O
15-1504703-000	10/29/2015	21:05:27	13639 PROVIDENCE RD /WEDD	321 EMS call, excluding vehicle
15-1504705-000	10/29/2015	22:56:09	1209 CHURCHILL DOWNS DR	412 Gas leak (natural gas or LPG
15-1504706-000	10/30/2015	00:22:35	7523 MEADOWGATE LN /MARVI	733 Smoke detector activation du
15-1504708-000	10/30/2015	02:33:19	2868 BEULAH CHURCH RD /We	311 Medical assist, assist EMS c
15-1504710-000	10/30/2015	06:36:59	306 N CHURCH ST	111 Building fire
15-1504712-000	10/30/2015	09:50:26	13801 PROVIDENCE RD /Wedd	311 Medical assist, assist EMS c
15-1504713-000	10/30/2015	12:01:08	110 S POTTER RD /Wesley C	311 Medical assist, assist EMS c
15-1504715-000	10/30/2015	18:10:49	1113 FIRETHORNE CLUB DR /	311 Medical assist, assist EMS c
15-1504718-000	10/30/2015	19:36:06	4019 CAMROSE /Indian Trai	611 Dispatched & cancelled en ro
15-1504726-000	10/31/2015	02:04:53	7806 MONTANE RUN CT /MARV	311 Medical assist, assist EMS c
15-1504725-000	10/31/2015	02:12:57	8710 THORNBURY PL	735 Alarm system sounded due to
15-1504730-000	10/31/2015	11:54:17	3720 WESLEY CHAPEL RD /In	550 Public service assistance, O
15-1504739-000	10/31/2015	17:21:56	4901 WEDDINGTON RD /Weddi	381 Rescue or EMS standby

Total Incident Count 156