



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MAY 12, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA**

1. Call to Order
2. Determination of Quorum
3. Pledge of Allegiance
4. Additions, Deletions and/or Adoption of the Agenda
5. Conflict of Interest Statement: *In accordance with state law, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
6. Mayor/Councilmember Reports
7. Presentations
 - A. WCWAA
 - B. Presentation of the Fiscal Year 2023-2024 Audit by Ann Craven, CPA, LLC
8. Public Comments
9. Public Safety Report
10. Consent Agenda
 - A. Approve Proclamation P 2025-02 Recognizing May 15, 2025 as Peace Officers' Memorial Day and May 11 through May 17, 2025 as National Police Week
 - B. Declaration of Surplus Property
 - C. Approve Resolution opposing HB765
 - D. Approve 2025-04-12 Special Meeting Minutes
 - E. Approve 2025-04-12 Regular Meeting Minutes
 - F. Approve Release of Bond for Harlow's Crossing (Phase 1, Map 2 + Phase 2, Map 1)
11. Old Business

- A. Ordinance CZ 2025-03 Toll Brothers Weddington Crossing - Application by Toll Brothers for Conditional Zoning Approval for development of a 62-lot subdivision on Weddington Road (Parcel numbers 06129109, 06126001, 06126017, 06126017B, 06126017C)
 - i. Discussion and Consideration
 - ii. Statement of Reasonableness and Consistency

12. New Business

- A. Discussion of Advisory Board Code of Ethics Amendment

13. Code Enforcement Report

14. Update from Finance Officer and Tax Collector

- A. Discussion of FY 2025-2026 Preliminary Budget and Call for Public hearing to be held June 9, 2025 at Weddington Town Hall at 7:00 p.m.

15. Updates from Town Planner and Town Administrator

16. Transportation Report

17. Council Comments

18. Adjournment

Weddington

4/2025

UCR Code	Description	Date of Report	Incident ID	
13B				
13B	SIMPLE AFFRAY	4/3/25	202502690	
13B	SIMPLE ASSAULT	4/10/25	202502921	
13B	SIMPLE ASSAULT	4/15/25	202503054	
			Total:	3
23H				
23H	LARCENY-MISDEMEANOR	4/18/25	202503148	
23H	LARCENY-MISDEMEANOR	4/27/25	202503406	
			Total:	2
26A				
26A	FRAUD-CREDIT DEVICE	4/3/25	202502688	
26A	FRAUD-CREDIT DEVICE	4/21/25	202503238	
26A	FINANCIAL CARD FRAUD	4/23/25	202503301	
26A	OBTAINING PROPERTY BY FALSE PRETENSES	4/24/25	202503308	
26A	OBTAINING PROPERTY BY FALSE PRETENSES	4/24/25	202503311	
26A	FRAUD-CREDIT CARD	4/26/25	202503372	
			Total:	6
35A				
35A	POSSESS MARIJUANA UP TO 1/2 OZ	4/3/25	202502717	
35A	SIMPLE POSSESS SCH IV C/S	4/6/25	202502773	
35A	POSSESS MARIJUANA UP TO 1/2 OZ	4/14/25	202503033	
35A	POSSESS MARIJUANA UP TO 1/2 OZ	4/23/25	202503288	
35A	POSSESS MARIJUANA UP TO 1/2 OZ	4/29/25	202503439	
			Total:	5
35B				
35B	POSSESS MARIJ PARAPHERNALIA	4/1/25	202502622	
35B	POSSESS MARIJ PARAPHERNALIA	4/3/25	202502717	
35B	POSSESS MARIJ PARAPHERNALIA	4/19/25	202503191	
35B	POSSESS DRUG PARAPHERNALIA	4/23/25	202503288	
			Total:	4
90F				
90F	STALKING	4/2/25	202502655	
90F	CONTRIB DELINQ MINOR, UNDISCIPLINED, ABUS	4/6/25	202502771	
			Total:	2
90I				
90I	RUNAWAY	4/13/25	202503002	
			Total:	1
90Z				
90Z	NEGLECT DISABLE/ELDERLY	4/28/25	202503435	
			Total:	1

Weddington

4/2025

UCR Code	Description	Date of Report	Incident ID
999			
999	ACCIDENT NO VISIBLE INJURY	4/1/25	202502618
999	EXPIRED REGISTRATION CARD/TAG	4/1/25	202502622
999	ACCIDENT NO VISIBLE INJURY	4/1/25	202502641
999	ACCIDENT NO VISIBLE INJURY	4/2/25	202502652
999	ACCIDENT NO VISIBLE INJURY	4/3/25	202502685
999	ACCIDENT NO VISIBLE INJURY	4/4/25	202502727
999	ACCIDENT NO VISIBLE INJURY	4/4/25	202502734
999	TRAFFIC INFRACTION - FREE TEXT	4/5/25	202502753
999	NO OPERATORS LICENSE	4/5/25	202502753
999	NO LIABILITY INSURANCE	4/5/25	202502753
999	HIT & RUN - LEAVE SCENE	4/5/25	202502763
999	ACCIDENT NO VISIBLE INJURY	4/7/25	202502807
999	ACCIDENT NO VISIBLE INJURY	4/9/25	202502877
999	ALTERED PLATES	4/9/25	202502891
999	ACCIDENT NO VISIBLE INJURY	4/9/25	202502899
999	ACCIDENT NO VISIBLE INJURY	4/10/25	202502909
999	ACCIDENT NO VISIBLE INJURY	4/11/25	202502935
999	ACCIDENT POSSIBLE INJURY	4/12/25	202502969
999	DWLR NON IMPAIRED REV	4/14/25	202503033
999	HIT & RUN - LEAVE SCENE	4/15/25	202503068
999	ACCIDENT POSSIBLE INJURY	4/17/25	202503115
999	INVESTIGATION	4/17/25	202503136
999	ACCIDENT POSSIBLE INJURY	4/18/25	202503153
999	EXPIRED OPERATORS LICENSE	4/23/25	202503288
999	EXPIRED REGISTRATION CARD/TAG	4/23/25	202503288
999	ACCIDENT NO VISIBLE INJURY	4/23/25	202503294
999	SPEEDING	4/29/25	202503439
999	DEATH INVESTIGATION	4/29/25	202503453
999	ACCIDENT NO VISIBLE INJURY	4/29/25	202503459
999	ACCIDENT POSSIBLE INJURY	4/30/25	202503478
999	MISSING PERSON	4/30/25	202503485
Total:			31

Monthly Crime Total

55



**TOWN OF WEDDINGTON
PROCLAMATION
P-2025-02**

WHEREAS, The Congress and President of the United States of America have designated May 15 as Peace Officers' Memorial Day, and the week in which May 15 falls as National Police Week; and

WHEREAS, the members of the law enforcement agencies of Union County and North Carolina play an essential role in safeguarding the rights and freedom of the citizens of the State; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement officers and agencies and that members of those agencies recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression or intimidation; and

WHEREAS, the citizens of Weddington recognize and appreciate the contributions made by law enforcement officers at all levels of government; and

NOW, THEREFORE, I, Jim Bell, Mayor of the Town of Weddington, North Carolina, call upon all citizens of Weddington to observe May 15, 2025 as

PEACE OFFICERS' MEMORIAL DAY

In honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice to their community or have become disabled in the performance of duty.

And the week of May 11 through May 17, 2025 as

NATIONAL POLICE WEEK

In witness whereof, I have hereunto set my hand and caused the Seal of the Town of Weddington to be affixed this the 12th day of May 2025.

Jim Bell,, Mayor

Attest:

Karen Dewey, Town Clerk



MEMORANDUM

TO: Mayor and Town Council
FROM: Karen Dewey, Town Administrator/Clerk
DATE: May 12, 2025
SUBJECT: Disposal of Surplus Property

As per the Policy for Disposal of Surplus or Obsolete Property, the following is a list of items staff has determined as surplus to sell or dispose of after 30 days.

Description	Reason	Price
IPAD X 3	OUTDATED	\$75-\$125
IPAD X3	OUTDATED	\$60-\$110
HP Printer	NOT NEEDED	\$90-\$120



**RESOLUTION OPPOSING CHANGES TO LOCAL PLANNING AND ZONING IN HOUSE BILL 765 AND
RELATED BILLS BY THE NORTH CAROLINA GENERAL ASSEMBLY
R-2025-04**

WHEREAS, House Bill 765 has been introduced during the 2025 session of the North Carolina General Assembly and proposes sweeping changes to local planning and zoning authority, significantly limiting the ability of local governments to represent the will of their residents; and

WHEREAS, local governments have historically served as the final guardians of citizens' rights in land use decisions, with zoning processes designed to encourage in-person participation from both supporters and opponents through public hearings and local input; and

WHEREAS, House Bill 765 would override many of these locally driven processes, effectively mandating planning and zoning decisions from the state level, thereby diminishing public engagement and undermining a community's ability to protect health, safety, and welfare through self-governance; and

WHEREAS, Chapter 160D of the North Carolina General Statutes currently requires comprehensive planning and zoning at the local level, a framework that would be significantly weakened by House Bill 765, thereby reducing citizen trust and discouraging volunteer involvement in local advisory boards; and

WHEREAS, the bill introduces unnecessary administrative burdens, increasing the cost of delivering planning and zoning services without providing clear or meaningful benefits to the taxpayers who fund these operations; and

WHEREAS, local governments, in partnership with their residents, are best positioned to develop and enforce planning and zoning ordinances that reflect the unique character, priorities, and needs of their communities; and

WHEREAS, the Town of Weddington firmly believes that local elected officials are best equipped to make zoning decisions with the guidance of professional staff and direct input and

engagement of the citizens they serve;

NOW, THEREFORE, BE IT RESOLVED, that the Weddington Town Council strongly opposes House Bill 765 and urges the North Carolina General Assembly to reject this and any similar legislation that undermines local authority and citizen participation in land use planning.

BE IT FURTHER RESOLVED, that the Weddington Town Council calls on state legislators to preserve the ability of local governments to make planning and zoning decisions in partnership with their communities, as intended under current state law.

Adopted on this 12th day of May 2025.

Jim Bell, Mayor

Attest:

Karen Dewey, Town Administrator/Clerk



**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING
MONDAY, APRIL 14, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 2**

1. Call to Order

Mayor Bell called the meeting to order at 7:00 p.m.

2. Determination of Quorum

Quorum was determined with Mayor Jim Bell, Councilmembers Jeff Perryman, Brannon Howie, and Darcey Ladner present. Mayor Pro Tem Tom Smith was absent.

Staff: Town Attorney Karen Wolter

3. Adoption of the Agenda

Motion: Councilmember Ladner made a motion to adopt the agenda as presented.
Vote: The motion passed with a unanimous vote.

4. Open Public Hearing for Ordinance CZ 2025-03 Toll Brothers Weddington Crossing - Application by Toll Brothers for Conditional Zoning Approval for development of a 62-lot subdivision on Weddington Road (Parcel numbers 06129109, 06126001, 06126017, 06126017B, 06126017C)

Motion: Councilmember Perryman made a motion to open the public hearing for Ordinance CZ 2025-03 Toll Brothers Weddington Crossing - Application by Toll Brothers for Conditional Zoning Approval for development of a 62-lot subdivision on Weddington Road (Parcel numbers 06129109, 06126001, 06126017, 06126017B, 06126017C)

Vote: The motion passed with a unanimous vote.

5. Continue Public Hearing to 7:15 p.m. on Monday, April 14, 2025 at Weddington High School 4901 Monroe Weddington Road, Weddington, NC 28104

Motion: Councilmember Ladner made a motion to continue the public hearing to 7:15 p.m. on Monday, April 14, 2025 at Weddington High School 4901 Monroe Weddington Road, Weddington, NC 28104

Vote: The motion passed with a unanimous vote.

6. Adjournment

Motion: Councilmember Perryman made a motion to adjourn the April 14, 2025 Special Town Council Meeting at 7:03 p.m.

Vote: The motion passed with a unanimous vote.

Approved: _____

Jim Bell, Mayor

Karen Dewey, Town Administrator/Clerk



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, APRIL 14, 2025 – 7:00 P.M.
WEDDINGTON HIGH SCHOOL
4901 MONROE WEDDINGTON ROAD
MINUTES
PAGE 1 OF 14**

1. Call to Order

Mayor Bell called the meeting to order at 7:21 pm

2. Determination of Quorum

Quorum was determined with Mayor Jim Bell, Councilmembers Jeff Perryman, Brannon Howie, Darcey Ladner present. Mayor Pro Tem Tom Smith was absent.

Staff: Town Administrator/Clerk Karen Dewey, Town Planner Gregory Gordos, Town Attorney Karen Wolter, Finance Officer Leslie Gaylord, Deputy Clerk/Admin Assistant Debbie Coram, Deputies Wrenn and Golub

Visitors: see attached

3. Pledge of Allegiance

Mayor Bell led the Pledge of Allegiance.

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

Council agreed to remove item 11.B. *Text Amendment 2025-04 Section D917A.G. Private Roads and Gatehouses and Section D918.I. Screening and Landscaping.*

Motion: Councilmember Ladner made a motion to approve the agenda as amended.
Vote: The motion passed with a unanimous vote.

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

Mayor Bell read the Conflict of Interest Statement. No councilmember had a conflict of interest.

6. Mayor/Councilmember Reports

There were no councilmember reports.

7. Public Comments

Randy Hood-Mr. Hood commented on integrity in politics, and trust in those holding public office as custodians of the public trust.

Chad Emerine – Mr. Emerine commented on the Land Use Plan and UDO enhancements. He spoke about items in UDO not being met by applications and the planning board recommending a Land Use Plan consistency statement. Mr. Emerine continued by commenting on the differences between sketch plan vs. preliminary plat and the level of completeness. He urged Council to continue to ensure all boxes are checked.

Ellen McLaughlin – Ms. McLaughlin commented that she attended the March 27 Town Council retreat. She spoke to need for oversight and monitoring of construction. She stated her concern with taxes being used to subsidize staffing for developers. Ms. McLaughlin commented that she believes there is a need to slow construction in Weddington to get staffing up to speed to review.

Jack Plyler – Mr. Plyler commented on the county sewer capacity and – ask general assembly spoke on the resolution passed in May 2023 to the NCGA

Barbara Schick – Ms. Schick spoke in favor of pause on development, commenting on current subdivisions with stormwater issues. She expressed that her property is experiencing sediment and runoff issues from the neighboring subdivision. Ms. Schick commented that it is not in the Town's best interest to allow large subdivisions to be built without ensuring measures are in place to protect neighboring properties.

Gordon Anderson – Mr. Anderson thanked Council for their service. He commented on the city of Greenville's 25-year comprehensive plan. He stated his concern is that while one development at a time doesn't seem like an issue, we need to look at the big picture. Mr. Anderson expressed his love for the area and his concern for what it can be.

8. Public Safety Report

Deputy Wrenn reviewed the public safety report.

9. Consent Agenda

- A. Approve March 10, 2025 Town Council Regular Meeting Minutes**
- B. Approve April 7, 2025 Town Council Special Meeting Minutes**
- C. Proclamation P-2025-01 Two Lights for Tomorrow**
- D. Approve Audit Response Letter to the Local Government Commission**

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

Vote: The motion passed with a unanimous vote.

10. Old Business

11. New Business

A. Ordinance CZ 2025-03 Toll Brothers Weddington Crossing - Application by Toll Brothers for Conditional Zoning Approval for development of a 62-lot subdivision on Weddington Road (Parcel numbers 06129109, 06126001, 06126017, 06126017B, 06126017C)

i. Public Hearing

Motion: Councilmember Perryman made a motion to continue the public hearing for Ordinance CZ 2025-03 Toll Brothers Weddington Crossing

Vote: The motion passed with a unanimous vote.

Mayor Bell read the public hearing rules of procedure:

1. Provide your name and address before you begin your comments.
2. Public Comments are limited to 4 minutes. Public Hearing comments are limited to 3 minutes.
3. Comments are to be directed to the entire board and not to individuals nor to the public attending the meeting.
4. A designated spokesperson for a group of three or more may be allocated 6 minutes to speak. At least three members of the group must be present and names and addresses of those members present must be submitted to the Town Clerk before the meeting begins. Other than pursuant to this rule, you may not give your time to another speaker to increase that speaker's allotted time.
5. You must be civil in your language and presentation and act within reasonable standards of courtesy.
6. Use of slander, name-calling, personal attacks or threatening speech or behavior is prohibited.
7. The audience must maintain order and decorum in their conduct. Please refrain from disruptive applause, comments or disorderly speaking during the meeting. Demonstrative disturbances will be prohibited.
8. The Mayor or a majority of the Board may suspend these rules at their discretion.
9. Failure to abide by these rules after receiving notice by the Mayor may result in 1) termination of your comment period and/or 2) your removal from the meeting.

Mr. Gordos presented the staff report:

The applicant, Toll Brothers, is proposing the development of a new residential subdivision of 62 homes on approximately one acre lots. It is located on two sides of Weddington Road (NC-84) with the majority of homes located to the south of the street. Aero Plantation subdivision is located to the south (zoned R-80). Stratford on Providence and Lochaven is west and Weddington Hills is east of the subject property. Four entrances onto Weddington Road are provided: all right-in, right-out as reflected in an approved TIA. The subdivision was previously proposed as a conservation subdivision with greater than 50% open space. This was abandoned for the current proposal with larger lots and fewer homes. The southwest corner of the site is adjacent to a lake and is environmentally sensitive with a noted eagle's nest located there. From application, there have been three significant revisions with lot count reduced

from 93 to 82 to 70, and with a 4th and final revision down to 62. This last change lies outside the 660' buffer around the eagles.

The development proposal does not include any changes to the Development Standards already set forth in the Unified Development Ordinance (UDO). Lots are compliant with R-CD standards. The development shall be governed by this Plan and all applicable requirements of the UDO.

While the development proposal can be found to be generally consistent with the adopted Land Use Plan, there are Goals and Policies for which compliance cannot be determined at the present time based upon the level of plans required to be submitted for this phase of development. In addition, while there may also be Goals and Policies for which there may be reason for concern, positive findings can nonetheless be made in support of this development proposal.

The site plan as submitted meets all requirements for cul-de-sac length, lot size, thoroughfare buffer, open space requirements, and maximum density. Wastewater systems are under the jurisdiction of N.C. Department of Environmental Quality and Union County, but that does preclude ensuring they are approved by all regulating agencies as demonstration of due diligence and as a condition for approval. It is the recommendation of staff that the request for Conditional Zoning to allow for the development of a 62-Lot Conventional Subdivision located on Weddington Road, known as Weddington Crossing, be recommended for approval with conditions that Union County Environmental Health approve the proposed lots for septic tanks and wells.

Mr. John Floyd with the applicant introduced Anna Deal Morgan, who made a presentation as the property owner.

Mr. Floyd described the history of the application and the iterations of the plans and the changes: decreasing density, increasing setbacks, the eagle save radius, relocating storm ponds away from lakes, heightened land protocols, commitment to build a fence outside 660 radius to prevent anyone from accessing eagle area and lake. The TIA has been reviewed and approved. The developer agreed to meet mitigations required.

Mr. Robert Price, VP of Land Development for Toll Brothers presented the Toll brand and approach to development..

Mr. Floyd addressed the social media false information: there is no wastewater plant, the application is complete. Regarding complaints from other projects land use decisions. All Toll Brothers projects have been consistent with law. Regarding complaints that Toll has changed the plan. It's an iterative process, including engagement with the community and incorporating feedback to develop a finished proposal. Toll has followed the process and made significant material changes.

Mr. Floyd addressed the unsubstantiated claims challenging the professional integrity of former Weddington Town Planner Lisa Thompson. He stated his appreciation for this difficult situation with the fear and consternation that can be present with any development. This is a proposal by a luxury home builder for 62 homes on 167 acres with a density of 2.7 acres per unit with 1-acre lot minimums.

Mr. Floyd stated that this is a wonderful property and a wonderful project that will exceed expectations set in Weddington.

Emails sent requesting to be added to the record:

Good evening, Mayor Bell, members of the Town Council, and fellow Weddington residents.

I'm Elizabeth Walsh Davis, a Stratford resident for 25 years, and I'm here to urge every resident to demand responsible, well-planned development in Weddington and to voice our collective opposition to

Toll Brothers' developments. Weddington is a unique, sought-after place—a community defined by thoughtful design and a commitment to quality. But that legacy is at risk when developers like Toll Brothers prioritize profit over responsibility. Their track record in our town proves they cannot be trusted to build communities that align with Weddington's values. Take Bromley, a Toll Brothers community, where residents face a staggering \$80,000 bill to dredge their lake again—just three years after the last dredging. That's not a fluke; it's a symptom of poor planning and engineering. Enclave at Baxley, another Toll Brothers project, struggles with persistent stormwater issues and structural problems in the homes themselves. These are not isolated incidents. Then there's Luna, where Toll Brothers clear-cut every single tree, directly violating Weddington's Unified Development Ordinance. Why? Because it's cheaper to build on barren land. Now, runoff from Luna floods into Enclave, worsening their stormwater crisis, and Toll Brothers ignores residents' calls for help. These three communities—Bromley, Enclave, and Luna—are all Toll Brothers developments, and they stand in stark contrast to well-designed neighborhoods like Stratford, Aero, and Highgate. It is a privilege, not a right, to build in Weddington. Yet, incomplete applications from Toll Brothers seem to get rubber-stamped by the town planner. This must stop. We need development that respects our community's standards—thoughtful, sustainable, and built to last. I urge you to vote NO for ANY Toll Brothers developments in Weddington moving forward. Thank you for your time this evening.

In spite of recent inflammatory and defamatory comments posted on some social media sites, I have expressed NO OPINION regarding support for or opposition to the pending decision regarding the proposed development of the Deal Property. However, I respectfully offer a few thoughts for your consideration:

1. Based on a conversation with the North Carolina Wildlife Commission, there is apparently no evidence that the proposed development will be detrimental to the eagles nesting in the area. It would seem to me that the airplanes that land and take off present a far greater danger to all the flying wildlife in the area. I live in the Weddington Hills community adjacent to the proposed development and can testify to the frequency of take-off and landings (TOL) at the Aero strip every day, all year and beyond! I do not object to the aircraft activity, but I sure would not want to be a bird flying in the area.

2. The North Carolina General Assembly continues to consider assaults on our authority to govern ourselves. This includes taking away our power to determine how property-owners can use their property and to what extent towns can determine the density within their own boundaries. There are currently several bills already filed to not allow towns to limit development in a variety of ways. Consequently, I ask that individual property rights be a major tenant of our zoning decisions. Property rights cut both ways, of course. The right of a property owner to develop their property to its best and greatest use versus the right of other property owners to protect the value of their own property. The law, however, does not provide for a right to an environment. I ask you to ensure that everyone's property rights are defended.

3. Union County has been derelict in their obligation to provide adequate public facilities for the Town of Weddington. Some residences have septic systems that are failing or on the verge of failure. Access to sewer and Water is fundamental to every property owner. Union County has failed to make these public services available to many of the residents of the Town of Weddington.

4. Run-off is an inevitable result of all construction. I ask the Town of Weddington to ensure that run-off from the proposed Deal Property development will be adequately addressed and ameliorated.. As you know, there is a small lake in the Weddington Hills community which is entirely the responsibility of the adjacent property owners. Protection of that lake, the wildlife contained and

supported by the lake as well as the adjacent property owners need and deserve a heightened attention to protection from development.

It appears that the proposed development of the Deal Property meets all of the zoning regulations and conditions as outlined in our ordinances. I am appreciative of your diligence and your efforts to protect the interests of our town now and into the future.

Very respectfully,

D. Craig Horn

To: The Weddington Town Council

Re: Public Hearing for Toll Brothers' Deal Lake Conditional Rezoning

I am a Weddington resident writing to comment on the proposed Toll Brothers' Deal Lake Conditional Rezoning. I request that my comments be included in the public record. I am sending this letter anonymously because of the fear of retribution from those who oppose this project. I witnessed the nastiness and threatening behavior of the group who opposed the Weddington Green project. Those same people are leading the "No Deal" movement and are using some of the same vile tactics that they used in the past against those who disagree with them.

It is time that the elected officials of this town stop kowtowing to a small group of loud naysayers who claim to speak for all Weddington residents. They certainly do not speak for me.

The original Toll Brothers plan for a conservation subdivision was exactly what the Town of Weddington sought in the Unified Development Code. When properly designed, conservation subdivisions prioritize open space preservation and reduce infrastructure needs, leading to less impervious area, which helps with tree save and stormwater management. It has been proven that conservation developments improve property values and enhance the protection of natural resources and wildlife. It's a shame that those who do not fully understand conservation development concepts are making changes to the UDO that negatively impact the intent of conservation.

The council should be focused on whether the Toll Brothers' plan meets the requirements of the Weddington Unified Development Code. It is outside of the town's purview to determine the types of wildlife present on the property or to evaluate the proposed wastewater systems. There are other county and state agencies who are responsible for those issues. Voting against this project based on issues not related to the town's areas of responsibility opens up the town, and all the taxpayers, to a lawsuit.

As for "No Deal's" claim that the conditional rezoning application is incomplete, that is a determination that should be made by the Town Planner. It is unreasonable to expect that any developer will submit complete sets of engineered septic or stormwater plans at this stage in the process. Those plans are a significant expense, and they are typically included in the construction document phase of planning new development. If the Town Planner has determined that the submittal is complete, then his determination should be respected. Trust the person you hired.

In closing, I ask that you carefully evaluate whether the plan meets the requirements of the UDO and vote accordingly.

Respectfully,

A Concerned Weddington Resident

Good evening, Mayor Bell and Town Council,

My name is Elizabeth Holtey and I reside here in Weddington. I strongly support the Toll Brothers proposal, which I believe will be a tremendous asset to our community. This plan—reduced from approximately 90 homes to 62 homes—preserves nearly 100 acres of natural landscape. It protects thousands of trees and local wildlife, which aligns perfectly with the recent updates made to our UDO. In fact, Toll Brothers’ proposal exceeds the UDO requirements and demonstrates a sincere effort to work with the Town and honor its vision, which has made it all the more frustrating that the proposal has been met with resistance that is not based on merit, but rather, on misinformation and personal agendas.

Over the past year, there has been an endless stream of negative comments and social media postings from some residents in an effort to derail this proposal. These residents have harassed Town and State officials, spread misinformation to incite public outrage, and slandered the reputations of Toll Brothers, the Deal Family, and even members of this very Council—all in an effort to selfishly protect their view of the lake. While I hold them largely responsible, I also hold you, Mayor Bell, and Mayor Pro Tem Tom Smith, responsible for not only enabling it, but assisting in the chaos. You have had private meetings with certain neighborhoods that were not publicly announced, made inappropriate comments that highlighted your bias at community and Town meetings, attempted to interfere with matters beyond the Town’s jurisdiction on numerous occasions, pressured the Town Council to change tonight’s meeting date after their votes were recorded to influence the voting outcome, prematurely disclosed your voting intentions on this proposal – and that’s just to name a handful of instances. These actions are not only inappropriate, but they reflect a broader pattern of unethical behavior that goes well beyond this single issue and falls short of the integrity and leadership this community expects and deserves.

I ran for Mayor this past election because I did not like my choices. One candidate was unknown and new to the area, and you, Jim Bell, appeared to be hand-picked and aligned with some who had personal agendas and no conscience. When you were elected as Mayor, I gave you the benefit of the doubt but what I’ve seen since is disappointing. Your active role in this chaos is not leadership, but rather damage and dysfunction. This kind of politics is exactly what led to the situation in Summerfield and why House Bill 765 was recently introduced. And for what? To destroy a legacy-family who was been instrumental in building the community you now have the privilege to be the Mayor of?

This proposal—62 homes on 167 acres with nearly 100 acres of preserved land—is the best proposal Weddington has ever had. It’s time to stop the dysfunction, the misinformation, and do what’s right for the future of this town – approve this proposal.

Thank you for your time and consideration.

Sincerely,
Elizabeth Holtey

Christine Drost: 1203 Delaney Drive: Ms. Drost commented that the property owner has every right to sell their land. She stated her concern with the Aero Plantation Lakes and the ecosystem with the eagles. She commented that the Lake in Bromley is filling in with silt and would like to know how to prevent that in Aero Plantation and protect the land.

Shannon Todd: 1200 Pondmeade Lane: Mr. Todd commented on the stormwater issues in Bromley resulting in the pond filling in because of damage done from past and present construction. He commented on the lack of action from Toll Brothers. Mr. Todd asked for Toll to be held accountable.

Steven Newman: 1030 Baron Road: Mr. Newman commented on the character and beauty of the town. He stated concern that the proposal threatens delicate balance of the community sanctuary. Progress at what cost. Mr. Newman expressed that roads, schools, and public services are already under pressure. He stated his support for thoughtful and sustainable growth, and he urged council to consider long term implications.

Buntin Podrebarac: 1154 Baron Road: Ms. Podrebarac commented on development and expressed her bafflement with the Toll situation. She expressed concern over the litigiousness of Toll Brothers. Ms. Podrebarac stated that Aero Planation faces financial ramifications in addition to fouling property if the development is approved. She urged council to enforce ordinances.

Joyce Plyler: 1046 Bromley Drive: Ms. Plyler commented on Toll Brothers' untrustworthiness and the promise that they would build responsibility. She stated that council has power to set high standard, to increase, tighten, and add specific conditions.

Amanda Judge: 3071 Twin Lakes Drive: Ms. Judge thanked council for their service and residents. She commented on council duty to listen to citizens and expressed concern that voices aren't being heard. She appealed to council to act with integrity and represent the majority of the town.

Jack Plyler: 1015 Estate Lane: Mr. Plyler commented on reasons for denial of the project: the signature page notary is missing, the culdesac length, and he questioned if it meets the master water sewer plan from the county.

John Welfare 909 Baron Road: Mr. Welfare expressed his opposition to project out of a deep concern for the lakes. He stated that the Bromley lake is nightmare and this project would increase number of homes putting septic into the Aero lake, it would increase sedimentation in the Aero lake. He asked what Toll's responsibility would be if the neighborhood is approved

Steven Siegfried-1037 Baron Road: Mr. Siegfried stated that his career is wastewater engineering work. He commented on the Toll statement that the first plan didn't have a wastewater plant. He commented on the UDO requirement that septic plans be completed and turned into Union County and Toll doesn't have a plan. He stated that engineered option plans opens up the septic to options.

John Drahzal: 950 Eagle Road: Mr. Drahzal commented on number of eagles on lake and that the lakes are productive enough for eagles to coexist. He stated that the lake is special and fragile and care needs to be taken with development. He expressed opposition to the project and his lack of trust that Toll will execute the plan.

Neil Heuer 1200 Baron Road: Mr. Heuer commented on the school overcrowding and road traffic created by the development. He stated that this development threatens the rural soul of Weddington and if approved it will shrink wildlife habitats and increase traffic.

Mark Bevins: 1000 Baron Road. Mr. Bevins commented that this isn't the right way to develop this land and stated that he has no confidence in Toll Brothers.

Gayle Butler: 5146 Panhandle Circle. Ms. Butler commented on neighborhood septic and expressed public safety concerns with crowded culdesacs. She expressed her desire that the community stays the way it's always been and also expressed a lack of trust in Toll Brothers because of Bromley and Luna developments.

Steve Hauser: 753 Eagle Road. Mr. Hauser commented on his respect for the Deal family and their contributions to the town. He stated he is opposed to Toll because of lack of follow through on projects. Mr. Hauser expressed that Aero is beautiful and environmentally sensitive. He recognized that the eagles are special, and their quality of life should be protected.

Debbie Moffat: 936 Baron Road: Ms. Moffat commented on the development lot lines. She expressed that something will be built on that land, but she is opposed to this development. Ms. Moffat stated that she owns two properties adjacent to the project and she is concerned with what she will see from windows and whole plan. Ms. Moffat expressed that the plan doesn't meet the land use plan goals limiting development activities on environmentally sensitive lands and minimizing visual impact from roadways.

Cathy Killough Brown 5012 Longview Court: Ms. Brown stated her opposition to Toll Brothers as they are a tract builder, submitted incomplete requirements, ignored the tree ordinance, and have no regard for wildlife. She commented on inviting custom home builders in to build.

Randy Hood: 712 Eagle Road: Mr. Hood commented on lawsuits pending against Toll Brothers.

Jack Braman 963 Woods Loop: opposed to development. Setting precedent. Application ignores Pro smart growth. Schools, 660 eagle buffer-who responsible for it. Gets expensive-maintenance plan required. LUP preservation of open space, low density housing goal 1.4 land use, residential development Aero R-80 2-10 acre lots. The way it perked.

Chad Emerine 953 Eagle Road: Mr. Emerine contended that the application is not complete as a stormwater plan and environmental health approval are missing. He stated existing buildings and structures are not depicted on the plan. Mr. Emerine stated that required buffers and setbacks with lot dimensions are not depicted. He commented that the stream buffers are incorrect, the eagle coordinates given to the town aren't correct. He stated that the existing pond should be required to be evaluated.

John Amon 744 Skytop Road: Mr. Amon commented that he was opposed to the Toll Brothers proposal because of increased traffic, school crowding, and irreparable damage to the Aero Plantation Lakes done by septic.

Craig Birchfield 904 Osprey Court: Mr. Birchfield is on the Aero Plantation HOA Board and he stated that he cares deeply about the community. He is concerned that this project does not line up with the UDO or the Land Use Plan. He stated that he has concerns for the ecosystem. Mr. Birchfield commented that Aero Plantation expects the development to follow the tree ordinance, provide a protected buffer for eagles in a conservation easement with a fence surrounding it. Aero Plantation would like all riparian rights waived and a full environmental study before moving forward to protect the land.

Drew Podrebarac: 700 Eagle Road: Mr. Podrebarac stated his opposition to development. He commented on the Toll track record and he asked council to find a way to deny this developer and approve a subdivision with a better-quality home builder.

Danny Liebl 502 Cottonfield Circle: commented Providence Acres- commented on elected official morale obligation to stand up for people who elected them. Commented on changes on project and reputation of toll brothers. Asked council to be present and represent all districtus in best interests when voting on maor project.

Ellen McLaughlin 3021 Highbury Place: Ms. McLaughlin asked council to deny project. She stated that there are legal troubles, structural issues with Toll homes, the impact from Toll development on the Bromley lake. She commented on taking measures and tests to protect water quality.

Susan Burton: 105 Graham Hall Court. Ms. Burton thanked council for moving the public hearing to a larger venue. She stated that national builders have a place, but she is opposed to Weddington Crossing. She stated her concerns with Toll not following tree ordinance, 6,000 sq ft homes on slabs, traffic. She asked council to slow down and take all comments into consideration and to recognize the developer is making best use of that land.

Janie Pratt: 916 Woods Loop: Ms. Pratt spoke in opposition to the project. She asked for a pause on development for infrastructure to catch up, including sewer and roads. She commented on the Traffic Impact Analysis and the Rea Road construction and the impact on residents with this development. She asked that council condition an approval on developer adding a middle turn lane to access both north and south side-similar to existing turn lane into Aero Plantation and Weddington Hills.

Nancy Anderson 13624 Providence Road: Ms. Anderson stated that she was speaking as private citizen. She commented on the eagles' nest- that fish and wildlife had made their assessment. She stated that there are Aero Plantation homes located within the buffer around the eagles' nest. She suggested a fence constructed in collaboration with environmentalist to keep people out but allow wildlife to move freely. Ms. Anderson commented on the active airfield in near the eagles' nest. The UDO states private airstrips are approved by state and federal agencies and she hasn't been able to confirm if this airstrip is included.

Danny Ellis 1024 Bromley Drive: Mr. Ellis commented on Toll impact to the Bromley lake condition. He stated that there are reasons for several iterations of plan. He urged to fight against this project.

Anna Morgan 610 Weddington Road: Good evening Mr. Mayor and council members. I am Anna Morgan. I believe you are well acquainted with the history of the Deal farm and the decision to exercise our property rights which meet the UDO's and sell due to the inability to farm with 6 neighborhoods surrounding us, infestation of deer ruining crops and the widening of highway 84.

I am trying to understand several questions. Why is there such vigorous opposition to a 62-home project on 167 acres? The magnitude of the opposition is what would be expected if a nuclear power plant or a Super Walmart had been proposed. This is a medium-sized residential project which is zoned for what is being proposed, not a large Weddington Green commercial rezoning project. This project has been

- approved by the AICP certified Town Planner,

- approved by the Planning Board in a 5-1 vote,
- meets all existing Unified Development Ordinances
- the Bald eagle protection is 660' double the federal requirement and approved by the Fish and Wildlife Bureau
- State-of-the-art septic solutions are proposed with safety covenants in the HOA docs vs. the 60-year-old systems around the other 3 sides of the lake in question
- Over and above safety and aesthetic conditions have been negotiated with neighboring communities and the town government with binding commitment to implement them.

62 homes with an average family size of 4, would mean 248 new citizens, perhaps 124 children. This will not overcrowd schools, move the needle on traffic, threaten eagles, or pollute the lake.

Do you know what is driving the aggressive opposition? Lack of accurate information?

Why has this project been held to a standard previously never seen before in such communities with more Aero Plantation homes, 110 homes, Weddington Hills 65, Atherton 104, Lake Forest 210 or to the most recent 2025 Keystone and Classica projects?

Should the town council be screening which private sector developers build in Weddington, entertaining what architecture design and coloration homes are, or should these decisions be made by the marketplace and prospective buyers? I understand the future Luna development has hundreds of buyers on a prospective buyer list.

Is continuing to add conditions that are over and above UDO requirements downzoning or zero zoning and completely shutting down the ability to sell our property for many years? I emphasize the rejection of this project will radically damage the valuation of our property.

Do subjective objections by adjacent neighbors carry the day over decisions made based on adherence to legal requirements?

Thank you for your attention and consideration. I look forward to hearing your thoughts on these questions.

Elise Deal 610 Weddington Road: Good evening, Mr. Mayor and Weddington Town Council. My name is Elise Deal. I am a member of the Deal family, and we are here tonight to discuss the legal sale of private property – specifically my family's farm. This hearing tonight should be a routine conditional zoning hearing. But as you can see, it's not. It's been turned into a PR circus. Our property has historically been a farm, which is no longer a viable option in Weddington for reasons already discussed. The proposed development is identical or similar to all the surrounding neighborhoods. We are asking the Town Council for conditional R40 zoning. Through this process, we have learned that there are a handful of community activists living in a similar adjacent neighborhood – Aero Plantation – and their view is going to be altered by the sale and development of our land into an upscale, conservation neighborhood. The activists have taken a scorched earth approach in opposing this project. I share this context to ask you to cut through the manufactured outrage and controversy and follow the facts and the law. Some key points:

☐ The Application is complete, and this project complies with the UDO. Don't take my word for it. Take your professional town planner's word for it. Take your Planning Board's word for it. They voted 5-1 to approve this development BECAUSE IT COMPLIES WITH THE UDO.

☐ The Bald Eagles who have a nest on our property are not endangered by this development. Full Stop. We have had eagles' nests on our property for decades. They have thrived under my father's stewardship of the land. Toll has worked with Fish & Wildlife and the development follows the broadest interpretations of their regulations.

☐ Everything but the kitchen sink. I will leave it to Toll to respond to the shifting daily complaints and outrages. Bottom line: It's normal for development and construction projects to evolve and adapt to community input and conditions on the ground. This again has been twisted into something nefarious when it's just not. You have probably noticed the banners around town, "Reject the Deal." That is the activists' real agenda. They were never negotiating in good faith.

☐ Precedent. A word that is being thrown around a lot in this discussion is precedent. So, I want to share our perspective on that term. For our family—your constituents – by voting no, you would be telling the Deal family that we must maintain our property as a nature preserve to Aero Plantation's standards at our expense indefinitely. The actual and future economic damages that decision would force on our family are significant. I submit that is a dangerous precedent for the Town of Weddington to set for private property owners and any municipality in this state. Full stop. I add that at no time over the past year and a half has the opposition to this deal made any outreach to Toll or our family to buy the land.

Finally, I close with this, when you were elected to this office, you took an oath to represent ALL the people of Weddington and to uphold the law. I ask you to look at the facts, listen to the real experts and professional regulatory agencies, follow the law, and vote YES on this legal sale of private property. Thank you for your time and consideration.

Violetta Butler 7526 Deer Trace: Ms. Butler commented on her own passion for wildlife as well as the Deal Family's love of nature. She stated that the eagles have been weaponized. Ms. Butler expressed that there was a deep history of conservation on this farm and care of the Deal family. She stated if residents are so concerned, a fund should be started so they can buy the property.

Bob Williams: 1440 Weddington Hills Drive. Mr. Williams commented that the adjacent property owners in Weddington Hills are concerned with stormwater control and location of drain fields. He stated that if this project moves forward there need to be conditions for approval, including septic-inspections and maintenance by a 3rd party so the HOA cannot cut corners, minimizing tree removal when constructing stormwater ponds, and require stormwater runoff be monitored by a 3rd party during construction.

Curtis McDonald 930 Baron Road. Mr. McDonald commented on comments made toward Deal family and Council. He urged residents to not make it personal. He stated he has concerns directly with the developer and he can't get behind Toll Brothers given their history in Weddington with the lake in Bromley, Luna clear cutting and the conservation subdivision Enclave. Mr. McDonald is concerned with the long-term impact on lake. He stated that allowing a builder who has shown no regard to the environment would be a tragedy and he cannot support it.

Cliff Deal 610 Weddington Road-read by Anna Deal -Dear Tom and Darcy, It was a pleasure to meet you last week. Thank you for taking the time to meet with Toll Brothers representatives and my daughter and me regarding the sale of a significant portion of our family farm. It was an excellent opportunity for all parties to share their perspectives, and for me to explain our family's decision to sell a significant acreage of our farm for a high-end, conservation, residential development. I am 90 years old and in the phase of life where I reflect on my lived experience and knowledge and what I would like my legacy to be for my family and for the land, which has been my life's work. Change is inevitable. I have watched the landscape and the community of Weddington (and Western Union County) change

dramatically. On a practical level, property use options and taxes have also changed. In reality, Weddington is not a farming community today. As you know, the growth of the area includes the widening of Highway 84 to a four-lane highway. My adult children and grandchildren all have full-time jobs. Maintaining the land as a working farm is not a viable option. We are keeping the historical farm house and 15 acres around the house. I will continue to maintain a vegetable garden. I strongly believe this development maintains the integrity and beauty of the woodlands, fields, and lake -- and is the best decision for my family. The residents of this new neighborhood will be our neighbors. We have made this decision thoughtfully and have been surprised at the lack of respect for private property owners' rights by a vocal handful of residents with adjacent property. Thank you for listening to us and considering our perspective. The Deal family has lived in the present farm location since the early 1880's. We are not leaving. We will maintain the farm house and 15 acres for future generations. I have three children, five grandchildren, and four great grandchildren (and one more due in June). They will know and enjoy this land as my ancestors have.

Melissa Emerine 953 Eagle Road: Ms. Emerine commented on NCGS 160D-701 as allowing legislative decisions to be made by municipal board based on school availability, traffic and road conditions, and sewer availability. She stated an accusation that council was afraid of being sued.

Sally Holmes 451 Hunting Creek: Ms. Holmes commented on stormwater runoff issues and expressed that wildlife is important. She stated that she wants land and space and doesn't like the loss of wildlife and farmland. Ms. Holmes expressed concern with becoming a suburb of Charlotte and overcrowding and light pollution. She stated that she would like to see a general slowdown of developments. -

Motion: Councilmember Perryman made a motion to close the public hearing at 10:27 p.m.

Vote: The motion passed with a unanimous vote.

~~B. Text Amendment 2025-04 Section D917A.G. Private Roads and Gatehouses and Section D918.I. Screening and Landscaping-
i. Public Hearing~~

12. Code Enforcement Report

Report in packet.

13. Update from Finance Officer and Tax Collector

Ms. Gaylord gave the update on the monthly financials and the proposed FY 25-26 budget.

14. Updates from Town Planner and Town Administrator

None.

15. Transportation Report

None.

16. Council Comments

None.

17. Adjournment

Motion: Councilmember Perryman made a motion to adjourn the April 14, 2025 Regular Town Council Meeting at 10:31 p.m.
Vote: The motion passed with a unanimous vote.

Approved: _____

Jim Bell, Mayor

Karen Dewey, Town Administrator/Clerk

May 5, 2025

Mr. Gregory Gordos, Town Planner
Town of Weddington
1924 Weddington Road
Weddington, NC 28104

SUBJECT: Harlow's Crossing (Formerly Carrington Subdivision) – Phase 1, Map 2 and Phase 2
Release of Performance Bonds

Dear Mr. Gordos:


LaBella has verified satisfactory completion of wet ponds #3 and #4 as well as the roadway construction and site grading for Phase 1, Map 2 and Phase 2 previously bonded by the developer for the subdivision. As-built surveys of the stormwater systems and stormwater management ponds with supporting Engineer's certification have previously been submitted to the Town. The as-built plans and calculations are acceptable. NCDOT has inspected and approved construction of these streets (Attachment 1), and water and sewer utilities have been accepted by Union County Public Works (Attachment 2). Therefore, the performance bonds in the following amounts may be released:

Phase 1, Map 2	\$333,387.50
Phase 2	\$387,257.50

Please let us know of any questions or concerns.

Sincerely,

LaBella Associates



Robert E. Wilson, PE
Project Manager

Attachments

cc: Cody Simoneaux, M/I Homes
Pavlos Malliaros, M/I Homes



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

October 25, 2021

M/I Homes of Charlotte, LLC
5350 Seventy-Seven Center Drive, Suite 100
Charlotte, NC 28217

SUBJECT: Inspection of Roadways inside Ph-1 Map 2 of the Harlows Crossing Subdivision off
Weddington Matthews Road (SR 1344) in Union County.

Dear Sirs :

This letter is to advise that this office has made a recent inspection of the roads under construction for Ph-1 Map 2 of the Harlows Crossing Subdivision . These roads appear to be constructed in accordance with NCDOT standards with regards to subgrade, stone base, seeding and mulching, drainage, curb and gutter, the final layer of asphalt has been placed. Also, the roadway profiles were found to be in accordance with NCDOT standards.

If you have any questions, please contact me at the number below.

Sincerely,

A handwritten signature in black ink that reads "Mac Outen".

Mac Outen

Engineering 1
704-218-5107



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

July 27, 2021

M/I Homes of Charlotte, LLC
5350 Seventy-Seven Center Drive, Suite 100
Charlotte, NC 28217

SUBJECT: Inspection of Roadways inside Ph-2 of the Harlows Crossing Subdivision off
Matthews Weddington Rd (SR 1344) in Union County.

Dear Sirs :

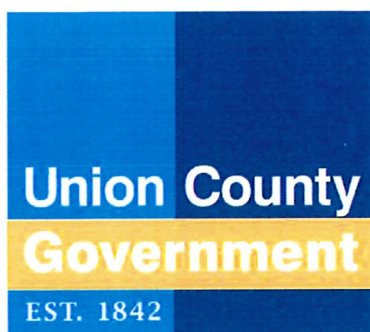
This letter is to advise that this office has made a recent inspection of the roads under construction for Ph-2 of the Harlows Crossing Subdivision . These roads appear to be constructed in accordance with NCDOT standards with regards to subgrade, stone base, seeding and mulching, drainage, curb and gutter, the final layer of asphalt has not been placed at this time. Also, the roadway profiles were found to be in accordance with NCDOT standards.

If you have any questions, please contact me at the number below.

Sincerely,

A handwritten signature in black ink that reads "Mac Outen".

Mac Outen
Engineering 1
704-218-5107

**Public Works/ Engineering**

500 N. Main Street
Suite #500
Monroe, NC 28112

T. 704-296-4210

www.unioncountync.gov

June 4, 2021

MI Homes of Charlotte, LLC
Attn: Cody Simoneaux
5350 Seventy- Seven Center Drive, Suite 130
Charlotte, NC 28217

RE: Letter of Final Acceptance for the Development: Carrington (Harlow's Crossing)

Dear Cody Simoneaux;

This Letter of Final Acceptance pertains to the Development Phase referenced above. If you have requested that UCPW accept less than the entire Development Phase Project, such reduced portion of the Development Phase Project for which acceptance is given is identified on Exhibit A, attached and incorporated herein by reference. That part of the Development Phase Project for which acceptance is given, whether the entire Development Phase Project or only such portion as identified on Exhibit A, shall be referred to in this letter as the "Accepted Portion of the Development Phase Project." Article 5 of the Union County Water and Sewer Extension Ordinance (the "Ordinance") is enclosed for your convenience. Capitalized terms in this letter shall have the meanings set forth in the Ordinance, unless otherwise clearly required by the context.

UCPW has determined that all conditions imposed pursuant to Section 5.1 of the Ordinance for the Accepted Portion of the Development Phase Project have been satisfied. As to the Accepted Portion of the Development Phase Project, UCPW will release authorization to set water meters in accordance with the provisions in Section 5.2 of the Ordinance. The date of this letter will begin the warranty required pursuant to Section 5.5 of the Ordinance. You are requested to contact UCPW three months prior to expiration of the applicable warranty in order that a warranty inspection may be conducted in accordance with Section 5.6 of the Ordinance.



Please contact UCPW should you have any questions.

Sincerely,

Crystal Panico, PE
New Development Program Manager

Cc: Robert Hayes- Colejeneststone
Amy McCaskill- UCPW
Town of Weddington

COP/lm



Downloaded from <http://ajph.org/> on November 10, 2015

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ARTICLE 5 - SYSTEM ACCEPTANCE AND INITIATION OF SERVICE

5.1 - Conditions for Acceptance

Prior to acceptance of the water and sewer infrastructure by UCPW and as a prerequisite to activation of water and/or sewer service within the Development Phase Project, Developer shall ensure that all of the following conditions have been satisfied:

1. All punch list items identified in the final inspection performed pursuant to Article 4 have been resolved.
2. UCPW has received a Warranty Repair Guarantee as described in Section 5.6.
3. All applicable NCDENR/NCDWQ approvals have been obtained.
4. Developer's Engineer of Record has submitted to UCPW an opinion of cost of the value of the water and sewer improvements.
5. All releases have been obtained by other agencies, such as State, County or others applicable to encroachment permits or other liabilities.
6. All easements necessary for the conveyance of the water and/or sewer facilities to be maintained and owned by UCPW have been executed and recorded with the Union County Register of Deeds.
7. UCPW has received transfer of title for all real property and infrastructure that is to be dedicated to UCPW either by fee simple conveyance or granting of easements, as further described in Section 5.4.
8. The Engineer of Record has provided to UCPW in writing all applicable NCDENR/NCDWQ certifications and test results.
9. UCPW has received record drawings, pump station specific operation and maintenance manuals, if applicable, and any other supporting documentation in paper and electronic format as provided for in the UCPW Standard Sewer and Water Specifications.
10. The Engineer of Record has submitted to UCPW a certificate of completion certifying that the water and sewer infrastructure has been constructed in conformance with the terms and conditions of the Standard Water and Sewer Line Extension Agreement for this Project.

Once the above items have been completed to the satisfaction of UCPW, UCPW will issue a Letter of Final Acceptance and then water and sewer service may be activated as provided in Section 5.2.

5.2 - Meter Set/Service Authorization

Upon satisfaction of the items delineated in Section 5.1, UCPW will release authorization to set water meters for those portions of the Development Phase Project accepted by UCPW.

Developer or the home builder must contact UCPW Customer Service to pay meter installation fees and schedule the water meter installation. After such fees have been paid, UCPW will install the meter and establish an account in the name of the current property owner of the Lot the meter is being set to serve. UCPW will notify the Union County Inspections Department of its release for issuance of certificate of occupancy for those metered connections to the system.



Water furnished for a given Lot shall be used on that Lot only. Each consumer's service must be separately metered at a single delivery and metering point.

Master meters may be allowed or required to serve commercial buildings, multi-family buildings, or other applications on any un-subdivided parcel at the time of the initial application at the sole discretion of UCPW.

5.3 - Partial Acceptance

In some cases, Developer may want UCPW to accept a portion of the water and sewer infrastructure to allow for authorization of service to a portion of the Development Phase prior to final completion and acceptance of the Development Phase Project by UCPW. Developer recognizes that such partial acceptance is solely for Developer's benefit in expediting Service Authorizations to potential customers. UCPW may accept a portion of the Development Phase Project if UCPW, in its sole discretion, determines that such acceptance would not impact primary system functionality or create potential water quality problems.

For any such portion to be accepted by UCPW, all conditions in Section 5.1 must be satisfied as applicable to that portion of the Development Phase Project. Developer shall segregate that portion of the work being activated from the remaining infrastructure by providing a jumper connection on the water lines and terminating sewers at a manhole.

Developer shall remain responsible for the cost of repairs for any damage to the work accepted by UCPW under this section from the time of activation until acceptance of the entire Development Phase Project, regardless of the cause of the damages, including damages from third parties. Developer must post a maintenance/repair guarantee with UCPW for that portion of the work as described in Section 5.5.

Developer shall provide such performance guarantee or security as may be required by the Appropriate Planning Agency in its land development ordinance(s) to ensure the completion of construction of the required infrastructure necessary to serve the remainder of the Development Phase not subject to partial acceptance. UCPW shall not be responsible for requiring a performance guarantee or security for completion of such infrastructure, except as may be otherwise required by the County's land development ordinance(s).

5.4 - Transfer of Title

Upon acceptance by UCPW of all water distribution and sewage collection systems installed pursuant to the Development Phase Project, Developer and Owner shall transfer title to such infrastructure to UCPW. As further evidence of transfer of title, upon completion of the installation and prior to the activation of service by UCPW, Developer and Owner shall, without cost to UCPW:

- (a) Convey or dedicate to UCPW, its successors and assigns by good and sufficient easement in a form satisfactory to UCPW a perpetual right, easement and privilege to operate, maintain and repair or replace all water and wastewater mains, pipes, connections, pumps, meters, apparatus and related equipment within the



Development Phase Project in connection with supplying water and wastewater service to the inhabitants, occupants and customers in the Development Phase and secure a release or subordination of each mortgagee's and lienholder's interest in the easement and fixtures thereon.

(b) Transfer to UCPW by document in a form satisfactory to UCPW all right, title and interest in and to all of the water and wastewater mains, pipes, connections, pumps, meters, apparatus and related equipment installed pursuant to the Development Phase Project.

(c) Furnish UCPW with an affidavit that all persons, firms or corporations that furnished labor or materials in the construction of the Development Phase Project have been paid. The affidavit shall be written in such a form as approved and accepted by UCPW.

(d) Furnish UCPW with a release of liens from all contractors and suppliers that provided materials and/or labor in the construction of the Development Phase Project. The release shall be written in such a form as approved and accepted by UCPW.

(e) Furnish UCPW with all manufacturers' warranties which Developer received or is due to receive on any part of the installations.

(f) Pay to UCPW any and all applicable costs and fees which are due and payable prior to connection to UCPW's wastewater system or water system.

5.5 - Warranty/Repair Guarantee

Prior to final acceptance by UCPW of any portion of the Development Phase Project, Developer shall provide a Warranty/Repair Guarantee to UCPW in the form of an irrevocable letter of credit, a cash deposit, or such other security as may be acceptable to UCPW. The amount of the letter of credit or cash deposit will be equal to ten percent (10%) of the Engineer of Record's opinion of cost of the value of the water and sewer improvements to be accepted by UCPW. The Warranty/Repair Guarantee shall remain in effect for a period of one (1) year after the acceptance by UCPW of the entire Development Phase Project or until all infrastructure required in the final plat for the Development Phase has been installed, whichever is later.

If during the warranty period UCPW determines that a system or component has failed, UCPW will attempt to notify Developer so that Developer may effect repairs. Should Developer not be able to repair the damage or defect within twenty-four (24) hours or such longer period if deemed reasonable by UCPW, UCPW may make such repairs and apply the cost against this warranty. Furthermore, all other items specified in this Ordinance and within the approved engineering plans and specifications which have not been completed as specified may be corrected by UCPW and the cost for such corrections will be applied against this warranty. UCPW will attempt to notify Developer by mail at least five (5) business days prior to exercising the use of the letter of credit or cash deposit. In the event the repair exceeds the amount of the letter of credit or cash deposit, Developer shall be responsible for reimbursement of the excess amount.



5.6 – Warranty Inspection

Following completion of construction of all infrastructure identified on the approved plat for the Development Phase Project, including installation of all utilities (by way of illustration and not limitation, telephone, gas, power, cable television), Developer or Developer's Engineer of Record shall make a written request for a Warranty Inspection. Developer shall provide not less than two (2) business days' notice for any inspections requested outside of the normal week day work hours, 8 a.m. to 5 p.m. Monday through Friday. The Engineer of Record and UCPW Inspector shall prepare a written punch list of any defects or deficiencies noted during this inspection, should any exist. All identified deficiencies must be corrected to the satisfaction of UCPW prior to reducing or releasing any Warranty Repair Guarantees.



Agenda Item 11.

CODE OF ETHICS FOR TOWN OF WEDDINGTON ADVISORY BOARD MEMBERS

A. Conflict of Interest

1. During advisory board meetings, a member shall immediately disclose any potential conflict of interest and request to be excused from voting when he or she has a conflict of interest as may be required by State law, Town Ordinance, Town Policy or Advisory Board by-laws.

2. In determining from existing facts and circumstances whether a conflict of interest exists the determining party shall consider the facts and circumstances as would an ordinary and reasonable person exercising prudence, discretion, intelligence, and due care.

B. Gifts

1. An advisory board member shall not directly or indirectly ask, accept, demand, exact, solicit, seek, assign, receive, or agree to receive any gift or honorarium for the advisory board member, or for another person, in return for being influenced in the discharge of the advisory board member's official responsibilities.

2. This section shall not apply to gifts or awards authorized by Town of Weddington Policies, Resolutions, or Ordinances.

C. Code of Ethics

Advisory board members are hereby subject to the Code Of Ethics set forth in the Weddington Code of Ordinances Article VI as set forth below:

TOWN OF WEDDINGTON CODE OF ORDINANCES ARTICLE VI. - CODE OF ETHICS

Sec. 2-179. - General principles underlying the code of ethics.

- (a) The stability and proper operation of democratic representative government depend upon public confidence in the integrity of the government and upon responsible exercise of the trust conferred by the people upon their elected officials.
- (b) Governmental decisions and policy must be made and implemented through proper channels and processes of the governmental structure.
- (c) Board members must be able to act in a manner that maintains their integrity and independence yet is responsive to the interests and needs of those they represent.
- (d) Board members must always remain aware that at various times they play different roles:
 - (1) As advocates, who strive to advance the legitimate needs of their citizens;
 - (2) As legislators, who balance the public interest and private rights in considering and enacting ordinances, orders, and resolutions;

- (3) As decision-makers, who arrive at fair and impartial quasi-judicial and administrative determinations.
- (e) Board members must know how to distinguish among these roles, to determine when each role is appropriate, and to act accordingly.
- (f) Board members must be aware of their obligation to conform their behavior to standards of ethical conduct that warrant the trust of their constituents. Each official must find within his or her own conscience the touchstone by which to determine what conduct is appropriate.

Sec. 2-181. - Official actions.

Board members should obey all laws applicable to their official actions as members of the board. Board members should be guided by the spirit as well as the letter of the law in whatever they do. At the same time, board members should feel free to assert policy positions and opinions without fear of reprisal from fellow board members or citizens. To declare that a board member is behaving unethically because one disagrees with that board member on a question of policy (and not because of the board member's behavior) is unfair, dishonest, irresponsible, and itself unethical.

Board members shall refrain from publicly commenting, discussing, or expressing opinions about pending or potential projects outside of duly noticed meetings. This includes refraining from making public comments through social media, news media, or in any public forum. Such communications shall occur only during official meetings where all discussions are part of the public record. This standard ensures transparency, preserves the integrity of the review process, and protects the fairness of proceedings for applicants, citizens, and fellow board members alike.

Sec. 2-182. - Integrity and independence.

Board members should act with integrity and independence from improper influence as they exercise the duties of their offices. Characteristics and behaviors consistent with this standard include the following:

- (1) Adhering firmly to a code of sound values.
- (2) Behaving consistently and with respect toward everyone with whom they interact.
- (3) Exhibiting trustworthiness.
- (4) Living as if they are on duty as elected officials regardless of where they are or what they are doing.
- (5) Using their best independent judgment to pursue the common good as they see it, presenting their opinions to all in a reasonable, forthright, consistent manner.
- (6) Remaining incorruptible, self-governing, and unaffected by improper influence, while at the same time being able to consider the opinions and ideas of others.
- (7) Disclosing contacts and information about issues that they receive outside of public meetings and refraining from giving, seeking or receiving information about quasi-judicial matters outside of the quasi-judicial proceedings themselves.

- (8) Treating other board members and the public with respect and honoring the opinions of others even when the board members disagree with those opinions.
- (9) Not reaching conclusions on issues until all sides have been heard.
- (10) Showing respect for their offices and not behaving in ways that reflect badly on those offices.
- (11) Recognizing that they are part of a larger group and acting accordingly.
- (12) Recognizing that individual board members are not generally allowed to act on behalf of the board but may only do so if the board specifically authorizes it, and that the board must take official action as a body.

Sec. 2-183. - Avoiding impropriety.

- (a) Board members should avoid impropriety in the exercise of their official duties. Their official actions should be above reproach. Although opinions may vary about what behavior is inappropriate, this board will consider impropriety in terms of whether a reasonable person who is aware of all of the relevant facts and circumstances surrounding the board member's action would conclude that the action was inappropriate.
- (b) If a board member believes that his or her actions, while legal and ethical, may be misunderstood, the member should seek the advice of the town attorney and should consider publicly disclosing the facts of the situation and the steps taken to resolve it (such as consulting with the attorney).

Sec. 2-184. - Performance of duties.

- (a) Board members should faithfully perform the duties of their offices. They should act as the especially responsible citizens whom others can trust and respect. They should set a good example for others in the community, keeping in mind that trust and respect must continually be earned. Board members should faithfully attend and prepare for meetings. They should carefully analyze all credible information properly submitted to them, mindful of the need not to engage in communications outside the meeting in quasi-judicial matters. They should demand full accountability from those over whom the board has authority.
- (b) Board members should be willing to bear their fair share of the board's workload. To the extent appropriate, they should be willing to put the board's interests ahead of their own.

Sec. 2-185. - Openness and transparency.

- (a) Board members should conduct the affairs of the board in an open and public manner. They should comply with all applicable laws governing open meetings and public records, recognizing that doing so is an important way to be worthy of the public's trust. They should remember when they meet that they are conducting the public's business. They should also remember that local government records belong to the public and not to board members or their employees.
- (b) In order to ensure strict compliance with the laws concerning openness, board members should make clear that an environment of transparency and candor is to be maintained at all times in the governmental unit. They should prohibit unjustified delay in fulfilling public records requests. They should take deliberate steps to make certain that any closed sessions

held by the board are lawfully conducted and that such sessions do not stray from the purposes for which they are called.

Sec. 2-186. - Guidelines for ethical behavior.

The following guidelines are designed to translate current legal requirements into specific behaviors board members should avoid. While statutory provisions should be viewed as a minimum standard, board members should always consider whether there are ethical problems with other behaviors, even if such behavior does not violate criminal or other statutes dealing with conflicts of interest or other subjects:

- (1) Avoid deriving a direct benefit from contracts in which you are involved in making or administering on behalf of the public agency; G.S. 14-234(a)(1).
- (2) Avoid attempting to influence others involved in making or administering a contract on behalf of the public agency, even if you aren't involved, if you will derive a direct benefit from the contract; G.S. 14-234 (a)(2).
- (3) Avoid soliciting or receiving any gift or reward in exchange for recommending, influencing, or attempting to influence the award of a contract by the public agency you serve; G.S. 14-234(a)(3).
- (4) Consider the ethical and practical consequences of deriving a direct benefit from a contract authorized under any exception to the statute and weigh these considerations against the potential advantage to the public agency and to yourself. Follow reporting requirements to ensure transparency; G.S. 14-234(b); G.S. 14-234(d1).
- (5) Avoid participating in deliberations about or voting on a contract in which you have a direct benefit, when the contract is undertaken as allowed under any exception to the statute; G.S. 14-234(b1); criminal penalty.
- (6) Avoid using your knowledge of contemplated action by you or your unit, or information known to you in your official capacity and not made public, to acquire a financial interest in any property, transaction, or enterprise, or to gain a financial benefit that may be affected by the information or contemplated action. Avoid intentionally aiding another to do any of these things; G.S. 14-234.1.
- (7) Avoid receiving any gift or favor from a current, past, or potential contractor; G.S. 133-32(a).
- (8) Consider the ethical and practical consequences of accepting a gift or favor under any exception to the statutory prohibition and follow reporting requirements to ensure transparency; G.S. 133-32(d).
- (9) Avoid voting on matters involving your own financial interest or official conduct; G.S. 160A-75; G.S. 153A-44. Identify and disclose these matters in advance so your board can determine whether you have a conflict allowing you to be excused by the board from voting. When in doubt, obtain an opinion from the town attorney about whether you must vote or may be excused.
- (10) Avoid voting on any zoning map or text amendment where the outcome of the vote is reasonably likely to have a direct, substantial, and readily identifiable financial impact on you; G.S. 153A-340(g); G.S. 160A-381(d).

- (11) Do not participate in or vote on any quasi-judicial matter, including matters that come before the board when the board is acting in a quasi-judicial capacity under G.S. 153A-345 or G.S. 160A-388, if participation would violate affected persons' constitutional right to an impartial decision-maker. Impermissible conflicts under this statutory standard include "having a fixed opinion prior to hearing the matter that is not susceptible to change"; "undisclosed ex parte communications [communications between a board member and someone involved in the matter that occur outside the official quasi-judicial proceeding]"; "a close familial, business, or other associational relationship with an affected person"; or "a financial interest in the outcome of the matter"; G.S. 153A-345(e1); G.S. 160A-388(e1).
- (12) Fulfill your statutory obligation to vote on all matters that come before you even when there are appearances of conflict, and only refrain from voting when there is a legal basis for being or a requirement to be excused from voting; G.S. 153A-44; G.S. 160A-75.

D. Enforcement

A violation of this Code of Ethics by an appointed member of a Town Advisory Board may subject a member to discipline by the Town Council up to and including removal from the advisory board.

Effective February 12, 2024.

Amended May 12, 2025

Jim Bell, Mayor
Town of Weddington

Attest:

Karen Dewey, Town Administrator/Clerk
Town of Weddington

ACKNOWLEDGMENT

By signing this document, I acknowledge that I have received a copy of the **Code of Ethics For Town of Weddington Advisory Board Members** and that I have read and agree to comply with this Code of Ethics. I further understand that should I violate this Code of Ethics; I may be subject to discipline up to and including being removed from the Board by Town Council.

Signature of Advisory Board Member

Date

Printed Name of Advisory Board Member



Code Enforcement Report May 2025

What was accomplished This week?

- Inspections at 6107 Greystone, 236 Steeplechase
- Meeting held with staff to discuss code enforcement cases.
- Notice of violation with updated fines sent to 109 Foxton.

What will be accomplished next week?

- The Code Enforcement Team will discuss ongoing and new cases.

Schedule Status:

- 3505 Antioch Church Next Inspection: 5/23/2025
- 4500 Homestead (Overgrowth) Next Inspection: 5/16/2025
- 4500 Homestead (Construction Debris): Needs Abatement Scheduled.
- 5109 Weddington Matthews Next Inspection: 5/23/2025
- 2843 Forest Lawn: Contacting Active to document any violations during pickup.
- 2101 Eagle Pass Ct: Inspection to be done by sheriffs.
- 0 Tilly Morris Next Inspection: 5/16/2025
- 6107 Greystone: Deciding if the town will send notice
- 2345 Wedgewood: Scheduling inspection with property owner

Input Needed from Weddington:

- 4500 Homestead: Town needs to find a contractor for cleanup in case property owner does not comply with final notice. This property also has an issue with the grass again. This will be the second violation in a year if not remedied. If they receive a third, they will afterwards fall under chronic violator laws and the town can move straight to issuing fines, no prior notice required.
- 109 Foxton: Town needs to decide whether to go through with abatement or get a court order for the owner to fix the property

Other Issues or Concerns:

- 5109 Weddington Matthews has proven difficult to enforce. The illegal signs are clearly on site, and are being posted which is against the ordinance, but they are also being taken down frequently. After 10 or so inspections, we've yet to see the signs being actively posted, thus have been unable to start enforcement actions.
- 2101 Eagle Pass Ct may require a Lux Meter to enforce properly.
- Tilly Morris seems to be being used as a staging ground for utility installation, and it could be difficult to determine what on site is necessary for that and what is not. It's also an unbuildable piece of property so compliance and getting fines paid could be difficult.
- Code Enforcement Contract end date with Centralina is approaching. Need to have a meeting between Centralina and Weddington to discuss future of contract.

Matthew Rea, AICP, NCCZO

(330) 885-0937

mrea@ibts.org

2025

2024

Assets

10-1120-000	SOUTH STATE CHECKING ACCOUNT	735,863.36	725,906.57
10-1120-001	TRINITY MONEY MARKET	0.00	0.00
10-1120-002	CITIZENS SOUTH CD'S	0.00	0.00
10-1130-000	BB&T/TRUIST CHECKING	640,002.20	1,243,910.88
10-1130-001	BB&T/TRUIST MONEY MARKET	2,325,518.88	789,468.25
10-1140-000	NC CLASS INVESTMENT ACCOUNT	258,624.71	0.00
10-1170-000	NC CASH MGMT TRUST	5,095,765.38	4,707,027.01
10-1205-000	A/R OTHER	0.00	0.00
10-1210-000	A/R SOLID WASTE FEES	28,871.97	68,127.53
10-1210-001	A/R SOLID WASTE FEES PRIOR YR	0.00	0.00
10-1210-002	A/R SOLID WASTE FEES NEXT 8 PY	51,874.31	0.00
10-1211-001	A/R PROPERTY TAX	16,822.68	24,089.41
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	9,932.49	5,915.39
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	6,223.21	3,273.69
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	607.70	2,057.67
10-1214-000	PREPAID ASSETS	22,841.24	34,775.22
10-1215-000	A/R INTERGOVT-LOCAL OPTION SALES TX	0.00	114,629.82
10-1216-000	A/R INTERGOVT - MOTOR VEHICLE TAXES	0.00	12,470.43
10-1217-000	A/R INTERGOVT	0.00	112,103.30
10-1232-000	SALES TAX RECEIVABLE	670.89	670.89
10-1240-000	INVESTMENT INCOME RECEIVABLE	0.00	0.00
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	2,513,697.44	2,513,697.44
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	9,651.96	9,651.96
10-1610-003	FIXED ASSETS - EQUIPMENT	17,747.14	17,747.14
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.00	26,851.00
10-1610-005	FIXED ASSETS - COMPUTERS	9,539.00	9,539.00
10-1610-006	FIXED ASSETS - COMPUTER SOFTWARE	182,994.00	182,994.00
	Total Assets	<u>11,954,099.56</u>	<u>10,604,906.60</u>

Liabilities & Fund Balance

10-2110-000	ACCOUNTS PAYABLE	0.00	0.00
10-2115-000	ACCOUNTS PAYABLE ACCRUAL	387.00	38,473.39
10-2116-000	CUSTOMER REFUNDS	8,443.83	7,959.89
10-2120-000	BOND DEPOSIT PAYABLE	47,896.25	47,896.25
10-2151-000	FICA TAXES PAYABLE	0.00	0.00
10-2152-000	FEDERAL TAXES PAYABLE	0.00	0.00
10-2153-000	STATE W/H TAXES PAYABLE	305.00-	305.00-
10-2154-001	NC RETIREMENT PAYABLE	0.00	0.00
10-2155-000	HEALTH INSURANCE PAYABLE	0.00	0.00
10-2156-000	LIFE INSURANCE PAYABLE	0.00	0.00
10-2157-000	401K PAYABLE	0.00	0.00
10-2200-000	ENCUMBRANCES	0.00	0.00
10-2210-000	RESERVE FOR ENCUMBRANCES	0.00	0.00
10-2605-000	DEFERRED REVENUES- TAX INTEREST	179.35-	2,057.67
10-2610-000	DEFERRED REVENUE SOLID WASTE FEES	28,871.97	68,127.53
10-2610-001	DEFERRED REVENUE SOLID WASTE PY	0.00	0.00
10-2610-002	DEFERRED REVENUE SOLID WASTE N8 PY	51,874.31	0.00
10-2620-000	DEFERRED REVENUE - DELQ TAXES	9,932.49	5,915.39
10-2625-000	DEFERRED REVENUE - CURR YR TAX	16,822.68	24,089.41
10-2630-000	DEFERRED REVENUE-NEXT 8	7,010.26	3,273.69
10-2635-000	DEFERRED REVENUE - PREPAID TAXES	0.00	609.44
	Total Liabilities	<u>170,754.44</u>	<u>198,097.66</u>
10-2640-001	FUND BALANCE - UNASSIGNED	3,997,645.88	3,997,645.88
10-2640-002	FUND BALANCE - RESERVE WATER/SEWER	0.00	0.00

		2025	2024
10-2640-003	FUND BALANCE-ASSIGNED	820,000.00	820,000.00
10-2640-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,760,480.54	2,760,480.54
10-2640-005	CURRENT YEAR EQUITY YTD	0.00	0.00
	Total	<u>7,578,126.42</u>	<u>7,578,126.42</u>
	Revenue	440,301.90	5,237,544.61
	Less Expenses	<u>936,234.28-</u>	<u>3,953,385.47</u>
	Net	<u>1,376,536.18</u>	<u>1,284,159.14</u>
	Total Fund Balance	<u>8,954,662.60</u>	<u>8,862,285.56</u>
	Total Liabilities & Fund Balance	<u><u>9,125,417.04</u></u>	<u><u>9,060,383.22</u></u>

WEDDINGTON
Statement of Revenue and Expenditures - Standard

05/07/2025
04:30 PM

Revenue Account Range: First to zz-zzzz-zzz

Include Non-Anticipated: Yes

Year To Date As Of: 04/30/25

Expend Account Range: First to zz-zzzz-zzz

Include Non-Budget: No

Current Period: 04/01/25 to 04/30/25

Print Zero YTD Activity: No

Prior Year: Thru 04/30/24

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
10-3101-110	AD VALOREM TAX - CURRENT	1,396,084.75	775,000.00	5,518.23	797,806.56	22,806.56	103
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	17,478.98	10,000.00	1,419.93	14,021.88	4,021.88	140
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	884.61	200.00	123.58	1,176.81	976.81	588
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	102,960.58	72,500.00	7,574.29	78,579.63	6,079.63	108
10-3115-180	TAX INTEREST	6,063.17	1,750.00	786.90	4,568.09	2,818.09	261
10-3120-000	SOLID WASTE FEE REVENUES	1,180,497.27	1,175,000.00	7,611.28	1,204,868.29	29,868.29	103
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	473,534.55	370,500.00	50,235.24	466,543.63	96,043.63	126
10-3322-220	BEER & WINE TAX	0.00	45,000.00	0.00	0.00	45,000.00-	0
10-3324-220	UTILITY FRANCHISE TAX	242,080.76	445,000.00	0.00	245,947.37	199,052.63-	55
10-3329-220	ARPA FEDERAL FUNDS	470,570.56	0.00	0.00	195,969.19	195,969.19	0
10-3333-220	SOLID WASTE DISP TAX	0.00	0.00	0.00	5,576.23	5,576.23	0
10-3340-400	ZONING & PERMIT FEES	29,942.00	12,500.00	3,592.50	23,880.00	11,380.00	191
10-3350-400	SUBDIVISION FEES	27,465.00	7,500.00	110.00	9,035.03	1,535.03	120
10-3360-400	STORMWATER EROSION CONTROL FEES	12,000.00	5,000.00	0.00	7,736.75	2,736.75	155
10-3830-891	MISCELLANEOUS REVENUES	20,784.61	28,000.00	204.52	244,805.79	216,805.79	874
10-3831-491	INVESTMENT INCOME	201,496.40	150,000.00	23,845.82	237,736.65	87,736.65	158
General Fund Revenue Totals		4,181,843.24	3,097,950.00	101,022.29	3,538,251.90	440,301.90	114

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4110-000	GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0
10-4110-110	SOLID WASTE	0.00	0.00	0.00	0.00	0.00	0
10-4110-115	SOLID WASTE	853,793.96	1,042,650.00	84,334.48	844,004.80	198,645.20	81
10-4110-120	FIRE	0.00	0.00	0.00	0.00	0.00	0

WEDDINGTON
Statement of Revenue and Expenditures

05/07/2025
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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4110-126	FIRE DEPT SUBSIDIES	701,646.70	0.00	0.00	0.00	0.00	0
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	0.00	5,000.00	0.00	3,965.00	1,035.00	79
10-4110-150	POLICE	0.00	0.00	0.00	0.00	0.00	0
10-4110-155	POLICE PROTECTION	352,553.88	588,670.00	98,110.15	392,440.60	196,229.40	67
10-4110-180	GOVERNING BOARD	0.00	0.00	0.00	0.00	0.00	0
10-4110-190	LEGAL	0.00	0.00	0.00	0.00	0.00	0
10-4110-192	ATTORNEY FEES - GENERAL	36,560.00	70,000.00	6,914.00	47,442.00	22,558.00	68
10-4110-193	ATTORNEY FEES - LITIGATION	750,000.00	5,000.00	0.00	0.00	5,000.00	0
10-4110-320	OTHER GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0
10-4110-330	ELECTION EXPENSE	14,769.48	5,000.00	0.00	0.00	5,000.00	0
10-4110-340	PUBLICATIONS	0.00	4,675.00	0.00	0.00	4,675.00	0
10-4110-342	HOLIDAY/TREE LIGHTING	6,657.47	4,500.00	0.00	8,376.59	3,876.59-	186
10-4110-343	SPRING EVENT	150.00	10,250.00	4,059.00	4,059.00	6,191.00	40
10-4110-344	OTHER COMMUNITY EVENTS	2,028.18	1,500.00	0.00	0.00	1,500.00	0
10-4110-498	LIBRARY DONATIONS	0.00	75,000.00	0.00	75,000.00	0.00	100
	4110 GENERAL GOVERNMENT	2,718,159.67	1,812,245.00	193,417.63	1,375,287.99	436,957.01	76
10-4120-000	ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0
10-4120-121	SALARIES - ADMINISTRATOR/CLERK	55,496.97	69,550.00	5,687.50	58,303.09	11,246.91	84
10-4120-123	SALARIES - TAX COLLECTOR	46,137.05	60,500.00	4,756.78	48,624.62	11,875.38	80
10-4120-124	SALARIES - FINANCE OFFICER	16,525.45	21,755.00	1,305.60	15,001.86	6,753.14	69
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	22,300.00	25,200.00	2,100.00	21,000.00	4,200.00	83
10-4120-181	FICA EXPENSE	10,745.20	13,800.00	1,059.50	10,933.98	2,866.02	79
10-4120-182	EMPLOYEE RETIREMENT	21,343.21	28,325.00	2,267.45	23,214.00	5,111.00	82
10-4120-183	EMPLOYEE INSURANCE	12,920.00	32,150.00	2,748.00	27,487.00	4,663.00	86
10-4120-184	EMPLOYEE LIFE INSURANCE	166.40	500.00	38.72	387.20	112.80	77

WEDDINGTON
Statement of Revenue and Expenditures

05/07/2025
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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4120-185	EMPLOYEE S-T DISABILITY	140.00	375.00	28.00	266.00	109.00	71
10-4120-190	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4120-191	AUDIT FEES	0.00	10,500.00	10,800.00	10,800.00	300.00-	103
10-4120-193	CONTRACT LABOR	54,494.26	40,000.00	0.00	14,128.74	25,871.26	35
10-4120-200	OTHER ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-205	OFFICE SUPPLIES - ADMIN	4,641.10	23,000.00	837.21	3,272.09	19,727.91	14
10-4120-210	PLANNING CONFERENCE	361.31	4,000.00	0.00	574.43	3,425.57	14
10-4120-321	TELEPHONE - ADMIN	1,309.66	2,000.00	995.07	2,083.47	83.47-	104
10-4120-325	POSTAGE - ADMIN	1,239.86	2,500.00	0.00	1,137.65	1,362.35	46
10-4120-331	UTILITIES - ADMIN	2,838.12	5,000.00	574.72	3,190.84	1,809.16	64
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	57,631.20	10,000.00	10,350.00	3,544.07-	13,544.07	35-
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	81,596.39	65,000.00	3,095.71	90,016.09	25,016.09-	138
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	48,379.00	90,000.00	3,750.00	56,194.34	33,805.66	62
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	1,013.36	1,500.00	0.00	1,013.36	486.64	68
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	4,160.00	6,500.00	600.00	4,800.00	1,700.00	74
10-4120-370	ADVERTISING - ADMIN	326.27	500.00	0.00	449.02	50.98	90
10-4120-397	TAX LISTING & TAX COLLECTION FEES	0.00	500.00	0.00	377.35	122.65	75
10-4120-400	ADMINISTRATIVE:TRAINING	3,537.25	6,500.00	700.00	3,927.60	2,572.40	60
10-4120-410	ADMINISTRATIVE:TRAVEL	5,967.09	5,000.00	542.71	4,221.10	778.90	84
10-4120-450	INSURANCE	19,740.17	25,000.00	0.00	26,649.27	1,649.27-	107
10-4120-491	DUES & SUBSCRIPTIONS	22,597.04	28,500.00	304.00	18,077.04	10,422.96	63
10-4120-498	GIFTS & AWARDS	971.55	1,500.00	85.88	692.25	807.75	46
10-4120-499	MISCELLANEOUS	38,351.25	12,500.00	524.20	11,611.07	888.93	93
	4120 ADMINISTRATIVE	534,929.16	592,155.00	53,151.05	454,889.39	137,265.61	77
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0
10-4130-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0

WEDDINGTON
Statement of Revenue and Expenditures

05/07/2025
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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4130-121	SALARIES - ZONING ADMINISTRATOR	41,434.08	80,750.00	6,666.66	67,887.07	12,862.93	84
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	16,584.89	21,950.00	1,833.92	19,834.25	2,115.75	90
10-4130-124	SALARIES - PLANNING BOARD	2,100.00	5,150.00	300.00	2,000.00	3,150.00	39
10-4130-125	SALARIES - SIGN REMOVAL	3,071.25	3,600.00	264.60	2,891.70	708.30	80
10-4130-181	FICA EXPENSE - P&Z	4,834.36	8,475.00	638.59	6,810.56	1,664.44	80
10-4130-182	EMPLOYEE RETIREMENT - P&Z	6,481.78	17,675.00	1,114.00	11,343.94	6,331.06	64
10-4130-183	EMPLOYEE INSURANCE	212.00	16,125.00	1,374.00	13,740.00	2,385.00	85
10-4130-184	EMPLOYEE LIFE INSURANCE	9.92	375.00	25.60	256.00	119.00	68
10-4130-185	EMPLOYEE S-T DISABILITY	0.00	200.00	14.00	140.00	60.00	70
10-4130-190	CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4130-192	CONSULTING STORMWATER CONTROL	41,675.44	60,000.00	5,619.30	82,456.60	22,456.60	137
10-4130-193	CONSULTING	51,852.91	65,000.00	5,920.50	38,980.19	26,019.81	60
10-4130-194	CONSULTING - COG	0.00	17,500.00	0.00	0.00	17,500.00	0
10-4130-200	OTHER PLANNING	0.00	0.00	0.00	0.00	0.00	0
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	4,233.11	7,500.00	898.05	3,368.20	4,131.80	45
10-4130-215	HISTORIC PRESERVATION	0.00	250.00	0.00	0.00	250.00	0
10-4130-220	INFRASTRUCTURE	102,000.00	179,000.00	0.00	75,000.00	104,000.00	42
10-4130-321	TELEPHONE - PLANNING & ZONING	1,309.68	2,000.00	1,085.08	2,173.49	173.49	109
10-4130-325	POSTAGE - PLANNING & ZONING	1,239.85	2,500.00	0.00	992.88	1,507.12	40
10-4130-331	UTILITIES - PLANNING & ZONING	3,297.05	5,048.85	543.31	3,165.27	1,883.58	63
10-4130-370	ADVERTISING - PLANNING & ZONING	497.31	500.00	0.00	498.19	1.81	100
10-4130-500	CAPITAL EXPENDITURES - P&Z	0.00	200,000.00	0.00	0.00	200,000.00	0
	4130 ECONOMIC & PHYSICAL DEVELOPMEN	280,409.63	693,598.85	26,297.61	331,538.34	362,060.51	48
General Fund Expenditure Totals		3,533,498.46	3,097,998.85	272,866.29	2,161,715.72	936,283.13	70

10 General Fund

Prior

Current

YTD

WEDDINGTON
Statement of Revenue and Expenditures

Revenues:	4,181,843.24	101,022.29	3,538,251.90
Expenditures:	3,533,498.46	272,866.29	2,161,715.72
Net Income:	648,344.78	171,844.00-	1,376,536.18

Grand Totals	Prior	Current	YTD
Revenues:	4,181,843.24	101,022.29	3,538,251.90
Expenditures:	3,533,498.46	272,866.29	2,161,715.72
Net Income:	648,344.78	171,844.00-	1,376,536.18

FY2026 PRELIMINARY BUDGET

PREPARATION PROCESS:

- 1) BUDGET WAS PREPARED USING A "NET" REVENUE NEUTRAL TAX RATE (TOTAL REVENUES RECEIVED FROM REVENUE SOURCES AFFECTED BY THE AD VALOREM TAX RATE WOULD REMAIN THE SAME POST-REVALUATION AS THEY WOULD HAVE BEEN PRE-REVALUATION).

OPERATING BUDGET COMMENTS:

- 1) ESTIMATED AD VALOREM REVENUE WAS CALCULATED BASED ON FY2026 ESTIMATED APPRAISED TAX VALUES RECEIVED FROM UNION COUNTY. COUNTY VALUES DO NOT INCLUDE DEFERRALS. DEFERRALS ESTIMATED AT 160% OF FY2025 DEFERRALS.
- 2) REVENUES & EXPENDITURES ARE BUDGETED CONSERVATIVELY (I.E. REVENUES ARE BUDGETED AT LOWEST EXPECTED AMOUNTS & EXPENDITURES AT HIGHEST EXPECTED AMOUNTS)
- 3) POLICE, SALARIES ARE BUDGETED AT CURRENT CONTRACT/SALARY AMOUNTS. PROPOSED INCREASES ARE INCLUDED AS PROPOSED NONOPERATING ITEMS.

SHERIFF'S DEPARTMENT INCREASE ESTIMATED AT PRELIMINARY INCREASE RECEIVED FROM UNION COUNTY AS OF MARCH 31, 2025. AMOUNT MAY CHANGE BASED ON FINAL AMOUNT APPROVED BY COUNTY.

FUTURE ACTIONS:

PUBLIC HEARING WILL BE HELD IN JUNE. BUDGET MUST BE APPROVED PRIOR TO JULY 1.

TOWN OF WEDDINGTON
FY2026 PRELIMINARY BUDGET
3.5 CENT TAX RATE (NET REVENUE NEUTRAL)

Account Id	Account Description	FY2024 Actual	Amended FY25 Budget			
				Actual YTD FY2025 as of 4.30.25	Estimated Final Actual FY2025	FY2026 (3.5 cents)
10-3101-110	AD VALOREM TAX - CURRENT	1,405,902.80	775,000.00	797,806.56	795,000.00	1,595,000.00
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	18,602.58	10,000.00	14,021.88	14,000.00	7,500.00
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	2,470.00	200.00	1,176.81	1,175.00	500.00
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	138,445.99	72,500.00	78,579.63	90,000.00	110,000.00
10-3115-180	TAX INTEREST	8,227.19	1,750.00	4,568.09	4,500.00	3,000.00
10-3120-000	SOLID WASTE FEE REVENUES	1,186,449.41	1,175,000.00	1,204,868.29	1,205,000.00	
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	701,355.28	370,500.00	466,543.63	650,000.00	625,000.00
10-3322-220	BEER & WINE TAX	67,722.79	45,000.00	-	65,000.00	65,000.00
10-3324-220	UTILITY FRANCHISE TAX	498,024.79	445,000.00	245,947.37	500,000.00	475,000.00
10-3333-220	SOLID WASTE DISPOSAL TAX	2,609.38		5,576.23	5,575.00	3,000.00
10-3340-400	ZONING & PERMIT FEES	35,109.50	12,500.00	23,880.00	25,000.00	10,000.00
10-3350-400	SUBDIVISION FEES	28,121.25	7,500.00	9,035.03	10,000.00	10,000.00
10-3360-400	STORMWATER EROSION CONTROL FEES	12,000.00	5,000.00	7,736.75	12,000.00	500.00
10-3830-891	MISCELLANEOUS REVENUES	27,423.36	28,000.00	244,805.79	245,000.00	2,500.00
10-3831-491	INVESTMENT INCOME	312,725.08	150,000.00	237,736.65	275,000.00	250,000.00
General Fund Revenue Totals		4,445,189.40	3,097,950.00	3,342,282.71	3,897,250.00	3,157,000.00
10-4110-000	GENERAL GOVERNMENT		-	-	-	
10-4110-110	SOLID WASTE		-	-	-	
10-4110-115	SOLID WASTE	1,022,462.92	1,042,650.00	844,004.80	1,020,000.00	1,082,950.00
10-4110-120	FIRE		-	-	-	
10-4110-126	FIRE DEPT SUBSIDIES	841,976.04				
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE		5,000.00	3,965.00	3,965.00	
10-4110-150	POLICE		-	-	-	
10-4110-155	POLICE PROTECTION	352,553.88	588,670.00	392,440.60	535,000.00	691,645.00
10-4110-160	EVENT PUBLIC SAFETY			-		5,000.00
10-4110-180	GOVERNING BOARD		-	-	-	-
10-4110-190	LEGAL		-	-	-	-
10-4110-192	ATTORNEY FEES - GENERAL	61,560.00	70,000.00	47,442.00	65,000.00	72,500.00
10-4110-193	ATTORNEY FEES - LITIGATION	750,000.00	5,000.00			5,000.00

Account Id	Account Description	FY2024 Actual	Amended FY25 Budget	Actual YTD FY2025 as of 4.30.25	Estimated Final Actual FY2025	FY2026 (3.5 cents)
10-4110-320	OTHER GENERAL GOVERNMENT		-	-	-	-
10-4110-330	ELECTION EXPENSE	14,769.48	5,000.00		5,000.00	20,000.00
10-4110-340	PUBLICATIONS		4,675.00	-	-	10,000.00
10-4110-342	HOLIDAY/TREE LIGHTING	6,657.47	4,500.00	8,376.59	9,000.00	10,000.00
10-4110-343	SPRING EVENT	4,910.89	10,250.00	4,059.00	10,250.00	8,550.00
10-4110-344	OTHER COMMUNITY EVENTS	2,028.18	1,500.00		2,500.00	1,500.00
10-4110-499	OTHER	-	75,000.00	75,000.00	75,000.00	-
	4110 GENERAL GOVERNMENT	3,056,918.86	1,812,245.00	1,375,287.99	1,725,715.00	1,907,145.00
10-4120-000	ADMINISTRATIVE	-	-	-	-	-
10-4120-120	SALARIES & EMPLOYEE BENEFITS COLA/MERIT/OTHER ADJ		-	-	-	22,860.00
10-4120-121	SALARIES - ADMINISTRATOR/CLERK	66,330.29	69,550.00	58,303.09	70,000.00	69,750.00
10-4120-123	SALARIES - TAX COLLECTOR	55,432.50	60,500.00	48,624.62	60,000.00	60,500.00
10-4120-124	SALARIES - FINANCE OFFICER	19,036.59	21,755.00	15,001.86	20,000.00	21,755.00
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	26,500.00	25,200.00	21,000.00	25,200.00	25,200.00
10-4120-181	FICA EXPENSE	12,798.46	13,800.00	10,933.98	14,500.00	14,200.00
10-4120-182	EMPLOYEE RETIREMENT	25,570.30	28,325.00	23,214.00	28,500.00	28,325.00
10-4120-183	EMPLOYEE INSURANCE	15,504.00	32,150.00	27,487.00	35,000.00	33,325.00
10-4120-184	EMPLOYEE LIFE INSURANCE	199.68	500.00	387.20	475.00	500.00
10-4120-185	EMPLOYEE S-T DISABILITY	168.00	375.00	266.00	325.00	375.00
10-4120-190	PROFESSIONAL SERVICES	-	-	-	-	-
10-4120-191	AUDIT FEES	9,000.00	10,500.00	10,800.00	10,800.00	25,000.00
10-4120-193	CONTRACT LABOR	55,076.66	40,000.00	14,128.74	35,000.00	9,000.00
10-4120-200	OTHER ADMINISTRATIVE	-	-	-	-	-
10-4120-205	OFFICE SUPPLIES - ADMIN	5,926.40	23,000.00	3,272.09	5,000.00	12,500.00
10-4120-210	PLANNING CONFERENCE	361.31	4,000.00	574.43	650.00	2,000.00
10-4120-321	TELEPHONE - ADMIN	1,775.97	2,000.00	2,083.47	2,500.00	2,000.00
10-4120-325	POSTAGE - ADMIN	1,539.86	2,500.00	1,137.65	2,475.00	2,500.00
10-4120-331	UTILITIES - ADMIN	3,674.83	5,000.00	3,190.84	4,000.00	5,000.00
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	58,194.39	10,000.00	(3,544.07)	15,000.00	35,000.00
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	65,740.38	65,000.00	90,016.09	100,000.00	86,000.00
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	57,094.00	90,000.00	56,194.34	65,000.00	105,000.00
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	1,013.36	1,500.00	1,013.36	1,200.00	1,500.00
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	5,720.00	6,500.00	4,800.00	6,500.00	6,500.00
10-4120-370	ADVERTISING - ADMIN	550.54	500.00	449.02	750.00	500.00
10-4120-397	TAX LISTING & TAX COLLECTION FEES		500.00	377.35	500.00	500.00

Account Id	Account Description	Amended FY25		Actual YTD FY2025 as of 4.30.25	Estimated Final Actual FY2025	FY2026 (3.5 cents)
		FY2024 Actual	Budget			
10-4120-400	ADMINISTRATIVE:TRAINING	4,037.25	6,500.00	3,927.60	4,500.00	6,500.00
10-4120-410	ADMINISTRATIVE:TRAVEL	6,931.21	5,000.00	4,221.10	5,000.00	5,000.00
10-4120-450	INSURANCE	23,673.13	25,000.00	26,649.27	27,000.00	28,350.00
10-4120-491	DUES & SUBSCRIPTIONS	22,597.04	28,500.00	18,077.04	25,000.00	29,925.00
10-4120-498	GIFTS & AWARDS	1,514.61	1,500.00	692.25	1,000.00	1,500.00
10-4120-499	MISCELLANEOUS	12,196.35	12,500.00	11,611.07	20,000.00	15,000.00
	4120 ADMINISTRATIVE	558,157.11	592,155.00	454,889.39	585,875.00	656,065.01
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT		-	-	-	-
10-4130-120	SALARIES & EMPLOYEE BENEFITS COLA/MERIT/OTHER ADJ		-	-	-	43,265.00
10-4130-121	SALARIES - ZONING ADMINISTRATOR	54,767.40	80,750.00	67,887.07	81,500.00	82,000.00
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	20,316.69	21,950.00	19,834.25	23,500.00	23,000.00
10-4130-124	SALARIES - PLANNING BOARD	2,500.00	5,150.00	2,000.00	2,650.00	5,150.00
10-4130-125	SALARIES - SIGN REMOVAL	3,600.45	3,600.00	2,891.70	3,575.00	3,600.00
10-4130-181	FICA EXPENSE - P&Z	6,210.98	8,475.00	6,810.56	8,500.00	9,100.00
10-4130-182	EMPLOYEE RETIREMENT - P&Z	8,615.10	17,675.00	11,343.94	13,750.00	17,350.00
10-4130-183	EMPLOYEE INSURANCE	1,080.00	16,125.00	13,740.00	16,500.00	16,500.00
10-4130-184	EMPLOYEE LIFE INSURANCE	35.52	375.00	256.00	325.00	375.00
10-4130-185	EMPLOYEE S-T DISABILITY	14.00	200.00	140.00	175.00	200.00
10-4130-190	CONTRACTED SERVICES	-	-	-	-	55,500.00
10-4130-192	CONSULTING STORMWATER CONTROL	46,647.58	60,000.00	82,456.60	95,000.00	95,000.00
10-4130-193	CONSULTING	70,398.29	65,000.00	38,980.19	65,000.00	75,000.00
10-4130-194	CONSULTING - COG		17,500.00	-	2,500.00	15,000.00
10-4130-195	STORMWATER EROSION CONTROL	8,255.80	-	-	-	-
10-4130-200	PARK CONSULTING	-	-	-	-	95,000.00
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	5,518.43	7,500.00	3,368.20	5,000.00	7,500.00
10-4130-202	ZONING SPECIFIC OFFICE SUPPLIES	-		-	-	-
10-4130-215	HISTORIC PRESERVATION	-	250.00	-	-	250.00
10-4130-220	INFRASTRUCTURE	102,000.00	179,000.00	75,000.00	75,000.00	-
10-4130-321	TELEPHONE - PLANNING & ZONING	1,775.99	2,000.00	2,173.49	2,500.00	2,000.00
10-4130-325	POSTAGE - PLANNING & ZONING	1,539.85	2,500.00	992.88	2,475.00	2,500.00
10-4130-331	UTILITIES - PLANNING & ZONING	4,311.84	5,000.00	3,165.27	4,450.00	5,000.00
10-4130-370	ADVERTISING - PLANNING & ZONING	721.58	500.00	498.19	550.00	500.00
10-4130-500	CAPITAL EXPENDITURES - P&Z		200,000.00			40,000.00
	4130 ECONOMIC & PHYSICAL DEVELOPMENT	338,309.50	693,550.00	331,538.34	402,950.00	593,790.00
	General Fund Expenditure Totals	3,953,385.47	3,097,950.00	2,161,715.72	2,714,540.00	3,157,000.01

Account Id	Account Description	FY2024 Actual	Amended FY25 Budget	Actual YTD FY2025 as of 4.30.25	Estimated Final Actual FY2025	FY2026 (3.5 cents)
	NET REVENUES OVER/(UNDER) EXPENDITURES	491,803.93	-	1,180,566.99	1,182,710.00	0.00

TOWN OF WEDDINGTON
POTENTIAL NON-OPERATING REVENUES & EXPENDITURES

Changes in yellow

		FY2026	FY2025
ESTIMATED OPERATING REVENUES		511,195.00	800,375.00
Zoning & Permit Fees		5,000.00	10,000.00
Subdivision Fees			
Future unidentified		5,000.00	5,000.00
Driveway easement (to be collected in FY25)			25,000.00
TOTAL ADJUSTED NET OPERATING REVENUES		521,195.00	840,375.00
<u>Proposed non-operating expenditures to be funded</u>			
Police	Increase in contract price (estimated at approx 6%)	37,570.00	30,795.00
	Additional overnight deputies		195,000.00
	Flock camera lease	16,000.00	
Public Safety	New radar trailer	15,000.00	15,000.00
Solid Waste	Billing differential (billing for new homes not on tax scroll yet)	1,750.00	2,650.00
	CPI Increase (6%)	61,200.00	
Attorney	Board of Adjustment; miscellaneous	7,500.00	5,000.00
Publications	Resident wide mailings	10,000.00	10,000.00
Parks & Rec	Spring Event (Shredding)	0.00	0.00
	Bunny Hop/Movie Nights/Back to School Drive	1,500.00	1,500.00
	Tree lighting/Christmas cards & decorations	8,000.00	4,500.00
	Litter sweeps	0.00	0.00
	Deputies/EMTs (Food Truck Fridays/Tree Lighting)	2,500.00	2,500.00
	Contract labor (i.e. patriotic banner installation, photographer, etc.)	4,000.00	4,000.00
	Food trucks	4,000.00	4,000.00
	Activities	6,550.00	6,250.00
Office supplies	Computer/office equipment replacement/upgrades	5,000.00	2,000.00
	Cellphones for council/administrator		
Grounds maintenance	Landscape upgrades/medians/roundabout	30,000.00	35,000.00
	Town Hall park landscaping/mowing	5,000.00	5,000.00
	Mulching	20,000.00	
Building Maintenance	Town Hall	30,000.00	5,000.00
	Electrical repairs		
Consulting/	Code Enforcement contract	7,500.00	7,500.00
Contract Labor	Code Enforcement (funds for remedies; Ambassador Ct)	5,000.00	5,000.00

Preliminary Budget FY2026 May call for public hearing

	Planning Conferences (mediator/rental/etc)	1,500.00	3,500.00
	Transportation consulting (i.e. Kimley Horn intersection studies)		11,000.00
	Misc projects	10,000.00	10,000.00
	Urban Forester	8,000.00	7,500.00
	Supplemental consulting contracts	37,500.00	
Salary adj	Merit/Bonus/Taxes/Benefits	16,100.00	13,680.00
	Increase in admin asst hours	1,425.00	
	Planning tech	32,000.00	
	Council/planning board increases	8,100.00	
	Employee health insurance estimated increase	7,500.00	
	Retirement increase due to increase in rates	1,000.00	
Infrastructure	Other		
	12 Mile @ Beulah Church cost participation		104,000.00
	Tilley-Morris roundabout (FY23 budgets for 20% construction cost overrun)		
	Gateway marker/traffic light masts	25,000.00	
	Town participation in stoplights at Antioch Church/Forest Lawn & 12 Mile Roundabout at Potter & Forest Lawn		75,000.00
Park	Site improvements		200,000.00
	Labella consulting	95,000.00	
Library	Donation to Library Foundation for reading nook		75,000.00
Contingency			0.00
Total cost of non-operating expenditures		521,195.00	840,375.00
		0.00	

ESTIMATED TAX BASE INCREASE

STATUS QUO	AD VALOREM REVENUE NEUTRAL	REVENUE NEUTRAL & INCLUDE TRASH
3,340,532,000 Appraised value FY2025	4,958,930,114 Appraised value FY2025	4,958,930,114 Appraised value FY2025
(128,089,800) Exemptions	(204,943,680) Exemptions	(204,943,680) Estimated Exemptions
54,000,000 54 COC @ \$1000000k		
3,266,442,200 Estimated value FY2026	4,753,986,434 Estimated value FY2026	4,753,986,434 Estimated value FY2026
	50% reval increase	50% reval increase
	4,753,986,434	4,753,986,434
2.50 Tax rate	1.72 Tax rate	3.5 Tax rate
816,611 Gross tax collection	817,686 Gross tax collection	1,663,895 Gross tax collection
0.96 Collection percentage	0.96 Collection percentage	0.96 Collection percentage
783,946 Estimated ad valorem	784,978 Estimated ad valorem	1,597,339 Estimated ad valorem
		REVENUE ANALYSIS
		784,978 Revenue neutral Ad valorem
		1,082,950 Revenue neutral trash cost
		<u>80,000</u> Revenue neutral M/V
		1,947,928 Rev neutral town revenues
		480,000 Rev neutral state revenues
		45,000 Rev neutral state revenues
		<u>375,000</u> Rev neutral state revenues
		<u>2,847,928</u> Total ad valorem affected revenues (revenue neutral)
		1,597,339 3.5 cent tax ad valorem revenues
		110,000 M/V @ 3.5 cents
		625,000 State revenues
		65,000 State revenues
		<u>475,000</u> State revenues
		<u>2,872,340</u> Total ad valorem affected revenues with trash

**TOWN OF
W E D D I N G T O N
MEMORANDUM**

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: May 12, 2025

SUBJECT: Tax Report– April 2025

Transactions:	
Balance Adjustments	\$(306.93)
Refunds	\$342.38
Taxes Collected:	
2019-2023	\$(2599.00)
2024	\$(12860.92)
As of April 30, 2025; the following taxes remain Outstanding:	
2014	\$136.06
2015	\$187.26
2016	\$251.29
2017	\$421.72
2018	\$139.46
2019	\$390.77
2020	\$285.81
2021	\$408.89
2022	\$3483.08
2023	\$16459.67
2024	\$40451.49
Credit Balance	\$(117.36)
Total Outstanding:	\$62,498.14