



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JUNE 9, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA **AMENDED AT MEETING**

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. Rusty Setzer, Vice Chair Planning Board
8. Public Comments
9. Public Safety Report
10. Consent Agenda
 - A. Approve 2025-05-12 Regular Town Council Meeting Minutes
 - B. Approve FY2024-2025 Budget amendment
 - C. Authorize Staff to enter into contract for Audit services
 - ** ~~D. Authorize Staff to enter into contract for landscaping maintenance services~~
 - ** ~~E. Authorize staff to sign Active Waste Contract addendum~~
11. Old Business
 - A. Fiscal Year 2025-2026 Proposed Budget Ordinance
 - i. Public Hearing
 - ii. Discussion and Possible Consideration of FY 2025-2026 Proposed Budget Ordinance and Set the Tax Rate.
 - ** B. Discussion and Consideration to Authorize Staff to sign Active Waste Contract Addendum.

12. New Business

- A. Arya Subdivision
 - i. Public Hearing
 - ii. Discussion and Possible Consideration
 - iii. Statement of Reasonableness and Consistency
- B. CZ Amendment Application from Providence Land for an amendment to CZ-2023-02 Beckingham for stormwater requirement changes.
 - i. Public Hearing
 - ii. Discussion and Possible Consideration
 - iii. Statement of Reasonableness and Consistency
- C. Text Amendment 2025-04 Section D917A.G. Private Roads and Gatehouses and Section D918.I. Screening and Landscaping
 - i. Public Hearing
 - ii. Discussion and Possible Consideration
 - iii. Statement of Reasonableness and Consistency
- D. Discussion and Possible Consideration of Authorizing Staff to enter into an interlocal agreement with Union County for funding Weddington Residents on the Senior Nutrition Program Waitlist.
- ** E. Discussion and Consideration to Authorize Staff to Enter into Contract for Landscaping Maintenance Services.

13. Code Enforcement Report

14. Update from Finance Officer and Tax Collector

15. Updates from Town Planner and Town Administrator

16. Transportation Report

17. Council Comments

18. Adjournment



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JUNE 9, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Call to Order

Mayor Bell called the meeting to order at 7:02 p.m.

2. Determination of Quorum

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

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

Visitors: Jeremy Schumacher, Brent Cowan, Leslie Fisher, Caren Wingate, Jason Gentry, Kristin Dillard, Tom Waters, Clayton Jones, Mike Morse, Gayle Butler, Chris Faulk, Joseph Pietrantonio, Bill Deter, Bob Wilson, Weston Boles, Liz Holtey, Paul Mead, Sue Mead, Colleen Blanchard, Christopher Neve, Chad Emerine, Ivan Merritt, Kami Merritt, Tracy Stone, John Allen, Sara Juhl, Hendrick Ellis, Mohit Purohit

3. Pledge of Allegiance

Council led the Pledge of Allegiance.

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

Mayor Bell requested to move items 10.D. and 10.E. from the Consent Agenda and add them to new and old business respectively.

Motion: Councilmember Perryman 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 Councilmembers reported a conflict of interest.

6. Mayor/Councilmember Reports

Councilmember Jeff Perryman reported on the recent Western Union Municipal Alliance meeting held in Waxhaw on May 22nd. He noted that Representatives David Willis and Dean Arp were present to discuss issues in Raleigh, specifically House Bill 765 regarding local government zoning authority. Perryman encouraged people to watch the recorded livestream of the meeting on Waxhaw's webpage. He summarized that the representatives stated HB 765 is still in committee but "nothing really dies in Raleigh" and parts of it could still pass through the budget process. Perryman urged everyone to stay informed on this issue.

Mayor Bell added that it was a well-attended meeting with good presentations. He emphasized the seriousness of HB 765 and its potential impacts on Weddington and municipalities across the state, calling it one of the biggest bills in a while that could drastically change things.

Mayor Pro Tem Tom Smith reiterated the importance of contacting representatives about HB 765, saying its potential impact on zoning control is "monumental" and could "radically change Weddington forever" if passed. He urged residents to take action if they don't want that to happen.

7. Presentations

A. Rusty Setzer, Vice Chair Planning Board

Rusty Setzer, Vice Chair of the Planning Board, gave a presentation on the construction design process being considered for Weddington. He explained that upcoming recommendations for changes to the UDO would involve changing terminology from "sketch plan" to "schematic plan".

Mr. Setzer provided an overview of the construction design process, explaining the differences between conceptual design, schematic design, and later design development stages. He emphasized that schematic design provides more detailed information than a sketch plan, including elements like street layouts, utilities, lot sizes, setbacks, and stormwater management.

Mr. Setzer noted that Weddington acts as a "gatekeeper" at the schematic design stage before projects move to further development. He explained this change would give the town more comprehensive information earlier in the process. Mayor Bell thanked Mr. Setzer and the subcommittee for their work.

8. Public Comments

Sara Juhl 4132 Horseshoe: Ms. Juhl spoke regarding the Western Union Municipal Alliance meeting and impact fees. She encouraged town councils to lobby for impact fees, which are currently illegal in North Carolina, noting they could make a big difference for public schools. Ms. Juhl also expressed concerns about erosion issues from development, emphasizing the importance of tree canopy preservation. She suggested the town consider having a forester or similar role to help address creek-related issues for residents.

9. Public Safety Report

Deputy Grant Wrenn provided the monthly public safety report. He noted increases in self-initiated calls, business checks, foot patrols, and traffic stops compared to the previous month. Wrenn reported on a recent saturation patrol operation that resulted in various citations and one warrant arrest. He also discussed efforts

to investigate potentially fraudulent temporary vehicle tags. Councilmembers asked about the effectiveness of traffic enforcement on Providence Road. Wrenn indicated they have seen a significant reduction in high speeds, noting it's now difficult to get radar readings over 50 mph. He also mentioned increased focus on the Antioch Church Road area. Deputy Wrenn addressed questions about DMV-related scams, advising residents to contact law enforcement if they receive suspicious calls claiming to be from the DMV or Sheriff's Office demanding immediate payment.

10. Consent Agenda

- A. Approve 2025-05-12 Regular Town Council Meeting Minutes**
- B. Approve FY2024-2025 Budget amendment**
- C. Authorize Staff to enter into contract for Audit services**
- ~~D. Authorize Staff to enter into contract for landscaping maintenance services~~**
- ~~E. Authorize staff to sign Active Waste Contract addendum~~**

Motion: Mayor Pro Tem Smith made a motion to approve the Consent Agenda as amended.

Vote: The motion passed with a unanimous vote.

11. Old Business

- A. Fiscal Year 2025-2026 Proposed Budget Ordinance**
 - i. Public Hearing**

Mayor Bell opened the public hearing at 7:34 p.m. No residents signed up to speak.
Mayor Bell closed the public hearing at 7:35 p.m.

- ii. Discussion and Possible Consideration of FY 2025-2026 Proposed Budget Ordinance and Set the Tax Rate**

Ms. Gaylord presented the proposed FY 2025-2026 budget totaling \$3,157,000 with a 3.5 cent tax rate. She explained that the two major factors in the budget were the Union County tax revaluation, which increased the property tax base by about 150%, and changes to how solid waste fees are billed. Ms. Gaylord noted that rather than having separate tax and solid waste fee amounts, the solid waste costs would now be rolled into the overall tax rate. She explained this was primarily for administrative reasons, as it was difficult to accurately track which properties should be billed for trash collection and which properties are default on their trash fees. Ms. Gaylord clarified that while the new tax rate of 3.5 cents appears higher than the current 2.5 cents, it is revenue neutral when accounting for the included solid waste costs. She also noted that the budget includes funding for a new part-time permit tech/planning assistant position.

Mayor Bell emphasized that this was not a tax increase, but rather a consolidation of existing fees into the tax rate. Council members discussed the benefits of this approach for both the town and residents.

Motion: Councilmember Perryman made a motion to approve the FY 2025-2026 Proposed Budget Ordinance and set the tax rate at 3.5 cents.

Vote: The motion passed with a unanimous vote.

- B. Active Waste Discussion contract amendment**

The Council discussed an addendum to the contract with Active Waste Control. It was clarified that the addendum includes a 6% increase in costs and extends the contract for 3 years. The Council noted that this increase was reasonable given that there had been no increases in the previous two years despite rising costs. Council discussed clarification of services in the contract and directed staff to amend the exhibit before signing the contract

Motion: Councilmember Perryman made a motion to authorize staff to sign the Active Waste Contract Addendum with Exhibit 1 amended as discussed.

Vote: The motion passed with a unanimous vote.

12. New Business

A. Arya Subdivision

i. Public Hearing

ii. Discussion and Possible Consideration

Mayor Bell opened the public hearing Town Planner Gregory Gordos presented an overview of the Arya at Weddington subdivision proposal. He explained that it would be a conventional subdivision with 9 total lots (8 new) on 62 acres, featuring private roads and gated access. Gordos noted that utilities would be provided by Union County.

Jeremy Schumacher from Arcadia Homes, representing the developer, provided additional details about the project. He described plans for custom-built homes ranging from 5,500 to 8,500 square feet, with anticipated price points between \$3 million and \$6 million. Schumacher emphasized their commitment to tree preservation and environmentally friendly development practices.

The Council asked questions about stormwater management, the existing pond on the property, and plans for upgrading the dam to meet current standards. Weston Boles, the project engineer, explained their approach to stormwater management using level spreaders and other low-impact development techniques.

Bob Wilson, representing LaBella Associates, reviewed the stormwater calculations and confirmed that the proposed plan would have minimal downstream impacts.

Motion: Councilmember Perryman made a motion to approve CZ 2025-03 Arya Subdivision with the condition that stormwater calculations are reviewed by town staff.

Ms. Dewey read the Development Standards into the record:

1. Development Standards. Development of the Property will be governed by these development standards, all submittals presented to the Town Board in support of this application, and the applicable provisions of the Town of Weddington Unified Development Ordinance in place on the Filing Date.
2. Applicability of Other Regulations. The Rezoning Plan shall comply with the current version of applicable non-Unified Development Ordinance at the time of individual permit submission unless otherwise specified under state or federal law, including G.S. 160D-108: Permit Choice and Vested Rights. Examples of these

codes may include, but are not limited to, building codes, fire codes, and/or codes or regulations administered by outside agencies.

3. Schematic Nature of Rezoning Plan. The Rezoning Plan shows the general location of all structures and exact locations of structures may be altered or modified during design, engineering, and construction phases of the development so long as the minimum Ordinance standards are met, and such alterations or modifications are materially in keeping with the Rezoning Plan.
4. Permitted Uses. Permitted uses for this site include all uses permitted in the R-CD and R-40 districts. This site may be developed with up to nine (9) single-family residential units.
5. Architectural Standards:
 - a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, cementitious fiber shake, stucco, decorative block and/or wood.
 - b. Vinyl or Aluminum shall not be used as a primary siding material however it may be used on windows, soffits, fascia, and/or similar roof overhang elements, handrails/railings, and/or other miscellaneous trim elements
 - c. The proposed roofing materials will be architectural shingles, slate, tile and/or metal.
6. Environmental Features and Open Space:
 - a. The site shall comply with the minimum Open Space and Tree Save requirements as set forth in D-917A (p) and (q) of the Weddington Unified Development Ordinance. Required stream and wetland buffers may count toward open space.
 - b.
7. Stormwater Management. Applicant shall meet all requirements for storm water management as required by the Weddington Unified Development Ordinance and as required by town engineers.
 - a. Existing pond will serve to meet detention requirements.
 - b. Jurisdictional Surface Waters: an onsite determination and delineation for the presence of jurisdictional surface waters has been performed and will be provided to the town for review during the construction permitting phase.
8. Access and Transportation.
 - a. Internal Roads will be private.
 - b. All roadway improvements and construction within the subdivision will be subject to the standards and criteria of the Town of Weddington and/or NCDOT standards for road construction.
 - c. Applicant shall be required to provide one ingress/egress from Ennis Road to the subdivision.
9. Streetscape, Setbacks, Buffers, and Yards:
 - a. A minimum fifteen (15) foot side yard and twenty-five (25) foot corner side yard setback shall be provided.
 - b. A minimum fifty (50) foot front yard and forty (40) foot rear yard setback shall be provided.
 - c. Minimum area for each lot created will be 40,000 square feet.
 - d. Each lot created shall contain one existing or planted canopy tree for every 40 feet of street frontage or fraction thereof per UDO Section D-917A(Q).

10. Utilities

- a. Developer will construct public sanitary sewer and public water lines to serve the proposed subdivision.
- b. All existing wells and septic systems will be removed or abandoned in accordance with state and county requirements.
- c. Water and sewer services to remaining house on lot 9 will be converted from well and septic to services provided by Union County Water and Sewer.

Vote: The motion passed with a unanimous vote.

iii. Statement of Reasonableness and Consistency

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.

Motion: Mayor Pro Tem Smith made a motion to approve the Land Use Statement of Reasonableness and Consistency as provided by staff:

Vote: The motion passed with a unanimous vote.

B. CZ Amendment Application from Providence Land for an amendment to CZ-2023-02 Beckingham for stormwater requirement changes.

Mr. Gordos presented the staff report: At its meeting of November 13, 2023 the Weddington Town Council, as a part of a public hearing for a major subdivision, approved conditional zoning case CZ 2023-02. This allowed for a 38-lot residential project known as Beckingham to complete legislative approvals and progress to the construction document (CD) and Final Plat stages prior to land disturbance. On February 7, 2025 the developer of the project, Mr. Tom Waters, met with Town staff as well as two members of Town Council to express concern about one requirement of the Unified Development Ordinance. He stated that the 100-year stormwater requirement would negatively impact the site conditions which the State of North Carolina considers to be "Low Impact Development". Stormwater requirements are referenced throughout the UDO but are most applicable in Appendix 8. All nonresidential development and all major residential development creating more than 20,000 square feet of new impervious area shall provide stormwater detention to control the peak stormwater runoff from the 2, 10, 25, 50 and 100 year, 24-hour storm events to pre-development rates. Stormwater volume control shall also be provided for the 1-year, 24-hour storm. Design of facilities shall be consistent with the Stormwater Manual except as stated herein. No zoning permit or final plat approval shall be issued until a satisfactory final stormwater management plan has been reviewed and approved by the town upon determination that the plan is consistent with the requirements of this division. Therefore, the approved development proposal now includes a change to the Development Standards already set forth in the Unified Development Ordinance (UDO). The development is no longer governed by this Plan and all applicable requirements of the UDO if compliance with the Final stormwater management plan requirements cannot or will not be met. Specifically, the applicant is requesting to waive code requirements as found in Sec. 58-543.(b)(1). As a conditional zoning case, only the Town Council has the ability to waive a code requirement previously contained in their 2023 approval. To amend CZ 2023-02 to explicitly waive the requirements of

“stormwater detention to control the peak stormwater runoff from the 2, 10, 25, 50 and 100 year, 24-hour storm events to pre-development rates.” The applicant has not requested a replacement number, rather that requirements match what the State of North Carolina considers Low Impact Development (LID). Please see appendices for the definition of LID and Runoff Volume Match per NCDENR and NCDEQ. To help achieve stated objective of greater tree coverage, the overall project density has also been reduced.

Tom Waters from Providence Land presented the proposed changes to the Beckingham subdivision's stormwater management plan. He explained that they were seeking to use a low-impact development approach that would preserve more trees and natural areas compared to the originally approved plan with detention ponds.

Council members asked detailed questions about the stormwater calculations, impact on neighboring properties, and long-term maintenance of the proposed systems. Bob Wilson, the town's engineering consultant, provided his assessment of the plans and confirmed that the proposed methods were appropriate for the site conditions. After extensive discussion, the council considered the planning board's recommendations and the additional information provided by the developer.

i. Public Hearing

Mayor Bell opened the public hearing at 8:47 p.m.

Ivan Merritt, a resident, spoke in opposition to the amendment. He argued that the originally approved plan with detention ponds should be maintained and that the town should uphold its stormwater ordinance requirements.

Joseph Pietrantonio, an adjacent property owner, expressed support for the amendment. He stated that he preferred not having retention ponds near his property and was satisfied with the developer's explanations of the stormwater management plan.

Chad Emerine, a downstream resident, expressed concerns about the proposed impervious surface calculations and enforcement of stormwater management requirements. He requested that the council table the decision until more detailed information could be provided.

Mohit Purohit, the owner of the property most affected by the stormwater changes, spoke in support of the amendment. He explained that he had worked with the developer to address his concerns and appreciated the innovative approach to stormwater management.

Mayor Bell closed the public hearing at 8:58 p.m.

ii. Discussion and Possible Consideration

Motion: Mayor Pro Tem Smith made a motion to approve a CZ Amendment from Providence Land as an amendment to CZ 2023-02 for the Beckingham neighborhood for the stormwater standards.

Ms. Dewey read the Amended Development Standards for Stormwater Management into the record:

7. Stormwater Management. *Applicant will meet the North Carolina Low Impact Development stormwater requirements and runoff volume match per NCDENR and NCDEQ.*
 - a. *Developer will notify neighboring property owners of the changes in flows and water surface elevations that affect their property*

- b. *Developer's Engineer will evaluate the 30-inch RCP at Hidden Haven Trail*
- c. *Developer and property owner of culvert on parcel #06153053 will come to a legal agreement for maintenance of the culvert.*

Vote: The motion passed with a unanimous vote

iii. Statement of Reasonableness and Consistency

The proposed amendments to the Unified Development Ordinance are found to be generally consistent with the adopted Land Use Plan (Plan). However, while these amendments do not further any specific Goal or Policy of the Plan, they also do not act contrary to any specific Goal or Policy of the Plan, nor would they prevent the administration and implementation of the Plan, or preclude the fulfillment of the community vision as set forth in the Plan. Additionally, the proposed amendments are found to be reasonable in that they continue to improve upon the organization of existing ordinances and provide additional clarity for staff, appointed and elected officials, and residents.

Motion: Councilmember Perryman made a motion to approve the statement of reasonableness and consistency relating to Providence Land CZ 2023-02 Amendment as presented above by staff.

Vote: The motion passed with a unanimous vote.

C. Text Amendment 2025-04 Section D917A.G. Private Roads and Gatehouses and Section D918.I. Screening and Landscaping

Mr. Gordos presented the proposed text amendment. He explained that the changes would remove administrative requirements for private road gates that are outside the town's jurisdiction and clarify that berms are permitted landscaping features for both commercial and residential developments.

Mayor Bell suggested consolidating all berm-related regulations into one section of the UDO for clarity. After discussion, the council decided to table this item to allow staff to incorporate these suggestions into a more comprehensive text amendment.

Motion: Mayor Pro Tem Smith made a motion to table Text Amendment 2025-04 Section 917A.G. Private Roads and Gatehouses and Section D918.I. Screening and Landscaping.

Vote: The motion passed with a unanimous vote.

D. Discussion and Possible Consideration of Authorizing Staff to enter into an interlocal agreement with Union County for funding Weddington Residents on the Senior Nutrition Program Waitlist.

Ms. Dewey explained that Union County had approached the town about funding for Weddington residents currently on the waiting list for the senior nutrition program. She reported that there are currently 10 Weddington residents awaiting service, with estimated costs of \$7.65 per day for frozen meals and \$5.60 per day for warm meals. Councilmember Perryman provided additional context from a recent presentation on the program, emphasizing its importance in helping seniors remain in their homes. He noted that other nearby

municipalities like Wesley Chapel and Marvin have already agreed to participate. Council members discussed the potential annual cost, which was estimated to be between \$14,000 and \$19,000. They also clarified that this may be an annual commitment subject to review each budget year.

Motion: Councilmember Perryman made a motion authorizing staff to enter into an interlocal agreement with Union County for funding Weddington Residents on the Senior Nutrition Program Waitlist.

Vote: The motion passed with a unanimous vote.

E. Landscaping

The council discussed the submitted proposals for landscaping maintenance services. Mayor Bell expressed concerns about the quality of current landscaping work and emphasized the need for improvement.

Motion: Mayor Pro Tem Smith made a motion to authorize staff to enter into contract for landscaping in amount not to exceed \$7500 per month after consultation with mayor.

Vote: The motion passed with a unanimous vote.

13. Code Enforcement Report

Ms. Dewey provided a brief update on code enforcement activities, noting that they are working on closing some cases and dealing with resident concerns. She also mentioned plans to renew the contract with their code enforcement provider, switching to an hourly payment structure.

14. Update from Finance Officer and Tax Collector

Ms. Gaylord reported that we are in the last month of the fiscal year and have approved a new auditor for the upcoming year. She noted that the new auditor's fees were lower than anticipated, potentially freeing up funds for other uses.

15. Updates from Town Planner and Town Administrator

Mr. Gordos mentioned upcoming community meetings, a variance hearing for the Board of Adjustment and public hearings related to development proposals. Ms. Dewey reported that she is awaiting a response from NCDOT regarding speed limit changes and is working on getting engineering started for mast arm poles.

16. Transportation Report

Mayor Bell announced plans for a community meeting with NCDOT in the fall to discuss the widening of Highway 16 and the Rea Road extension. He also reported that the Brookhaven HOA has approved plans for a stoplight at Antioch and Forest Lawn and should be moving forward in the coming months.

17. Council Comments

Council members thanked staff for their work on the budget and other town matters. Councilmember Perryman mentioned his plans to begin work on a downtown overlay project and engage with the community on this topic in the coming months.

18. Adjournment

Motion: Councilmember Perryman made a motion to adjourn the June 9, 2025 Regular Town Council meeting at 9:48 p.m.

Vote: The motion passed with a unanimous vote.

Approved: July 14, 2025
Karen Dewey
Karen Dewey, Town Administrator/Clerk

Jim Bell
Jim Bell, Mayor



**TOWN OF WEDDINGTON, NORTH CAROLINA
2025-2026 GENERAL FUND BUDGET ORDINANCE
O-2025-04**

BE IT ORDAINED By The Town Council of Weddington, North Carolina, In Session Assembled:

Section 1. The following amounts are hereby appropriated in the General Fund for the operation of Weddington Government and its activities for the fiscal year beginning July 1, 2025 and ending June 30, 2026, according to the following summary and schedules:

SUMMARY

<u>FUND</u>	<u>ESTIMATED REVENUES</u>	<u>TOTAL APPROPRIATION</u>
General	\$3,157,000	\$3,157,000

Section 2. That for said fiscal year there is hereby appropriated out of the General Fund the following:

<u>GENERAL FUND</u>	<u>AMOUNT</u>
Administrative	\$ 656,065
Planning & Zoning	593,790
General Government	<u>1,907,145</u>
TOTAL APPROPRIATIONS – GENERAL FUND	<u>\$3,157,000</u>

Section 3. It is estimated that the following General Fund Revenues and Fund Balance Appropriations will be available during the fiscal year beginning July 1, 2025 and ending June 30, 2026 to meet the foregoing General Fund appropriations:

<u>REVENUE SOURCE</u>	<u>AMOUNT</u>
Ad Valorem Taxes	\$1,716,000
State-Collected Revenues	1,168,000

Zoning and Subdivision Revenues	20,500
Investment Revenues	250,000
Other Revenues	<u>2,500</u>

TOTAL REVENUE GENERAL FUND	<u>\$3,157,000</u>
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FUND BALANCE APPROPRIATIONS	\$ <u>0</u>
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Section 4. There is hereby levied for the fiscal year ending June 30, 2026 the following rate of taxes on each (\$100) assessed valuation of taxable property as listed as of January 1, 2025 for the purpose of raising the revenues from current year's property tax as set forth in the foregoing estimates of Revenues, and in order to finance foregoing appropriations:

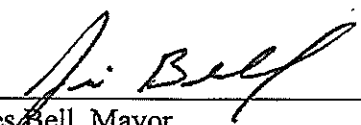
GENERAL FUND	<u>\$0.035</u>
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Section 5. The Finance Officer is hereby authorized to transfer appropriations within a fund contained herein under the following conditions:

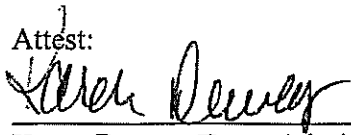
- a. She may transfer amounts between object of expenditure within a department without limitation.
- b. She may transfer amounts between departments of the same fund with an official report on such transfers to the Town Council.
- c. She may make expenditures and/or transfers from appropriations as necessary.

Section 6. All capital items, (items exceeding \$10,000), are to be approved in accord with the adopted budget. The Finance Officer will maintain a list of approved capital outlay items.

Adopted this 9th day of June, 2025.



James Bell, Mayor

Attest:


Karen Dewey, Town Administrator/Clerk

