



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, SEPTEMBER 8, 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. Public Comments
8. Presentation of Proclamation for Constitution Week
9. Public Safety Report
10. Consent Agenda
 - A. Approve August 11, 2025 Regular Town Council Meeting Minutes
 - B. Approve R-2025-06 To Request addition of Weddington Glen Roads to State Maintained Secondary Road System
11. Old Business
 - A. Discussion and Possible Consideration of instructing staff to begin downtown overlay amendment process.
12. New Business
 - A. Discussion and Possible Consideration of Speed limit ordinances for Weddington Matthews Road
 - B. Discussion of Website Policy
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
PROCLAMATION
P-2025-03**

WHEREAS: The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS: September 17, 2025, marks the two hundred and thirty-eighth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS: It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE I, Jim Bell by virtue of the authority vested in me as Mayor of the Town of Weddington do hereby proclaim the week of September 17 through 23, 2025 as

CONSTITUTION WEEK

and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Weddington to be affixed this 8th day of September 2025.

Jim Bell, Mayor

Attest:

Karen Dewey, Town Administrator/Clerk

Weddington

8/2025

UCR Code	Description	Date of Report	Incident ID	
13B				
13B	SIMPLE ASSAULT	8/9/25	202506335	
13B	ASSAULT ON FEMALE	8/22/25	202506668	
			Total:	2
13C				
13C	COMMUNICATING THREATS	8/28/25	202506883	
			Total:	1
220				
220	BREAKING/ENTERING-FELONY	8/18/25	202506565	
220	BREAKING OR ENTERING (M)	8/24/25	202506750	
			Total:	2
23H				
23H	LARCENY-FELONY	8/14/25	202506461	
			Total:	1
26A				
26A	IDENTITY THEFT	8/21/25	202506650	
			Total:	1
290				
290	INJURY TO PERSONAL PROPERTY	8/9/25	202506335	
290	INJURY TO PERSONAL PROPERTY	8/20/25	202506627	
290	INJURY TO PERSONAL PROPERTY	8/22/25	202506668	
			Total:	3
35A				
35A	PWISD COCAINE	8/5/25	202506237	
35A	POSSESS OF SCH II CS	8/12/25	202506394	
35A	POSSESS SCHED II	8/17/25	202506530	
35A	POSSESS SCH VI CS	8/16/25	202506503	
			Total:	4
35B				
35B	POSSESS DRUG PARAPHERNALIA	8/5/25	202506237	
35B	POSSESS DRUG PARAPHERNALIA	8/17/25	202506530	
			Total:	2
90C				
90C	DISORDERLY CONDUCT	8/27/25	202506846	
			Total:	1
90D				
90D	DRIVING WHILE IMPAIRED	8/16/25	202506502	
90D	DRIVING WHILE IMPAIRED	8/24/25	202506740	

Weddington

8/2025

UCR Code	Description	Date of Report	Incident ID	
			Total:	2
90I				
90I	RUNAWAY	8/6/25	202506239	
			Total:	1
90Z				
90Z	RESIST, DELAY, OBSTRUCT	8/13/25	202506427	
90Z	UNAUTHORIZED USE OF MOTOR VEHICLE	8/14/25	202506460	
			Total:	2
999				
999	ACCIDENT POSSIBLE INJURY	8/3/25	202506178	
999	OVERDOSE	8/3/25	202506179	
999	ANIMAL CALL BITE	8/4/25	202506187	
999	ACCIDENT POSSIBLE INJURY	8/4/25	202506204	
999	ACCIDENT NO VISIBLE INJURY	8/7/25	202506288	
999	ACCIDENT NO VISIBLE INJURY	8/12/25	202506397	
999	HIT & RUN ACCIDENT-PP OR PVA	8/13/25	202506433	
999	HIT & RUN PROPERTY DAMAGE	8/11/25	202506359	
999	ACCIDENT NO VISIBLE INJURY	8/11/25	202506358	
999	DWLR NON IMPAIRED REV	8/13/25	202506427	
999	NO LIABILITY INSURANCE	8/13/25	202506427	
999	OPERATING WITH FALSE NUMBERS	8/13/25	202506427	
999	VEHICLE REQUIRED TO BE REGISTERED	8/13/25	202506427	
999	DOMESTIC	8/16/25	202506524	
999	DOMESTIC	8/17/25	202506535	
999	CIVIL 50B SEIZURE	8/18/25	202506558	
999	ACCIDENT NO VISIBLE INJURY	8/18/25	202506557	
999	ACCIDENT POSSIBLE INJURY	8/18/25	202506552	
999	ACCIDENT NO VISIBLE INJURY	8/16/25	202506505	
999	ACCIDENT NO VISIBLE INJURY	8/20/25	202506601	
999	HIT & RUN PROPERTY DAMAGE	8/18/25	202506563	
999	SPEEDING	8/24/25	202506740	
999	RECKLESS DRIVING- DISREGARD	8/24/25	202506740	
999	LOST PROPERTY	8/25/25	202506769	
999	INVESTIGATION	8/25/25	202506771	
999	ACCIDENT NO VISIBLE INJURY	8/25/25	202506754	
999	ACCIDENT NO VISIBLE INJURY	8/25/25	202506772	
999	ACCIDENT NO VISIBLE INJURY	8/27/25	202506829	
999	FOUND PROPERTY	8/28/25	202506876	
999	ACCIDENT POSSIBLE INJURY	8/21/25	202506644	
999	ANIMAL NUISANCE	8/29/25	202506897	
999	ACCIDENT NO VISIBLE INJURY	8/28/25	202506888	
999	ACCIDENT POSSIBLE INJURY	8/29/25	202506896	
999	ACCIDENT NO VISIBLE INJURY	8/26/25	202506808	
			Total:	34



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, AUGUST 11, 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 7:00 p.m.

2. Determination of Quorum

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

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

Visitors: Craig Horn, Cathy Brown, Nancy Anderson, Anne Marie Cruz, Chris Walker, Liz Holtey, Clayton Jones, Nancy Pratt, Chad Emerine, Bill Deter, Charles Bondurant Joyce Plyler, Brent Lee, Debbie Moffat, Neil Rayson, Christie Martinez, Kimberly Church, Phil Nolan, Christopher Neve, Jeff Gaskin, Marie Gaskin

3. Pledge of Allegiance

Council led the Pledge of Allegiance.

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

Councilmember Perryman asked to remove item 11.A. Discussion and Possible Consideration of instructing staff to begin downtown overlay amendment process and table it to September.

Mayor Pro Tem Smith requested to move item 10.C. Approve Release of Bond #GSA2400869 in the amount of \$48,771.25 on the Consent Agenda to 12.A. under New Business

Motion: Mayor Pro Tem Smith 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

Councilmember Jeff Perryman reported that the next Western Union Municipal Alliance (WUMA) meeting would be held on Thursday, August 28th at 4:00 PM at Wesley Chapel Town Hall. He encouraged anyone interested to attend. He also mentioned that although his discussion on the downtown overlay was moved to September, his invitation remained open for residents opposed to the overlay to meet with him for discussion. He noted that he had met with several planning board members on the 22nd, which he described as a productive discussion. Councilmember Perryman also reported that he had reached out to Representative David Willis regarding bills in Raleigh concerning state proposals to remove local zoning authority from municipalities. He had not yet received a response but noted that the legislature was currently on break.

Mayor Bell shared news about a zip code bill that would give Weddington its own unique zip code. He explained that Mayor Horn had initially made him aware of this possibility around December of last year. Congressman Mark Harris had been instrumental in supporting this effort, and the bill passed the House with a two-thirds vote on July 21st. Mayor Bell explained that the bill would now move to the Senate and potentially to the President's desk. Mayor Bell detailed how having a unique zip code would benefit the town by resolving confusion about town boundaries, clarifying property taxes, preventing misdirection of state funding, and correcting driver's license information. He shared an anecdote about residents in Stratford on Providence who were confused about whether they lived in Weddington or Waxhaw. Mayor Bell played a short video of Congressman Harris speaking on the House floor in support of Weddington's zip code bill. He encouraged residents to reach out to Congressman Harris to thank him for his support and to contact Senators Thom Tillis and Ted Budd to encourage them to sponsor or co-sponsor the bill in the Senate.

Mayor Pro Tem Tom Smith reported on discussions from the last "Meet the Mayor" meeting regarding DOT paving. He had reached out to DOT the previous week but had not yet received a reply. He noted that after driving several roads, he believed DOT had applied what they term "preservation" rather than asphalt on certain streets. He explained that DOT typically repaves 5-6 town streets each year, with the type of paving depending on the condition of the streets. Smith also commended Mayor Bell for his work on the zip code bill, noting that as a Weddington resident with a Matthews address, he found the current situation confusing and believed a Weddington zip code would be very helpful.

7. Public Comments

Clayton Jones read comments on behalf of Ellen McLaughlin, who was unable to attend. The comments addressed concerns about Toll Brothers' construction practices in the Bromley subdivision, including the removal of a steel barrier between subdivisions and silt fencing during heavy rains, which resulted in red clay flowing onto streets. According to the comments, homeowners had also reported that Toll Brothers' heavy equipment was causing their homes to shake, raising concerns about structural damage. The comments urged vigilance regarding construction practices and requested a ban on commercial solicitation in Weddington, similar to ordinances in Pineville, Davidson, and Indian Trail.

Chad Emerine spoke about the bond release for Belmar subdivision, noting concerns about stormwater management. He pointed out that despite being a major subdivision with 10 lots, he could find no record of it going before the planning board and town council for approval. He described the stormwater pond as "a mud pit lake with a fountain doing muddy water coming out of it" and noted other unusual aspects, including a 30-foot buffer when 50 feet was required. He urged the council to carefully review the development before signing off on the bond release.

Joyce Plyler expressed her love for Weddington's uniqueness, peacefulness, remaining pastures, tree canopy, creeks, ponds, and large residential lots. She described the town as "an idyllic little haven" amidst chaos and destruction in the broader world. She expressed concern about irresponsible destruction of the environment and urged the council to be vigilant, particularly in their oversight of the planning board, which she felt did not always share the perspectives of homeowners. She also expressed concern about whether the town planner had enough time to respond to constituent concerns, noting that her emails had gone unanswered.

Brent Lee addressed the development topics being discussed, urging that there didn't need to be significant disparity between different viewpoints. He mentioned receiving a flyer that alluded to a potential conflict of interest on the board, which he felt was inappropriate. He argued that smart development and smart preservation could coexist, and that commercial development would not necessarily lead to higher crime. He noted that studies show increased residential development can have a higher impact on traffic than commercial development, especially during rush hours. Lee encouraged everyone to keep an open mind and recognize that it's not a "zero-sum game."

Christie Martinez identified herself as a Weddington resident of 18 years and a board member of Polivka International. She spoke in favor of responsible commercial development, arguing that the town consistently responds with "no" to commercial opportunities. She suggested that this approach lacks engagement and creates obstacles to beneficial investment. She praised Polivka's investment in the town as its international headquarters and criticized the characterization of him as a villain for wanting to create jobs and tax revenue.

Jared Polivka expressed gratitude to town staff, the planning board, and town council for their work. He raised concerns about the January council meeting where the Polivka family's application was voted down despite being approved by the planning board. He stated that after a 16-month review process and significant investment, the main reason given for rejection was that the property was not part of the downtown overlay, though it was zoned mixed-use and designated for business on the future land use map. He quoted experts who had reviewed the meeting and described the council's conduct as "arbitrary, capricious, and negligent." He argued that the council's duty is to uphold the rights of all citizens equally and follow town ordinances, not yield to the loudest voices.

8. Presentation from Toll Brothers – Morris Farm Subdivision

Margaret Puckett, Vice President of Acquisition for Toll Brothers, introduced herself and explained that she had joined the team about two months ago. She outlined their presentation on the Morris Farm property on Weddington Road, a 94-acre site surrounded by residential subdivisions. She explained that the current zoning is RCD (Residential Conditional) and the proposed zoning is also RCD conditional, but as a traditional residential development allowing 43 residential home sites.

Robert Price of Toll Brothers discussed the development plan, explaining that clearing would be limited to the road areas highlighted in red on their presentation. He detailed the stormwater management plan, showing proposed locations for two BMPs (Best Management Practices) basins - one to the east and one to the west. He explained that the development would include 8 lots on the west side of Matthews Weddington Road and 35 lots on the east side, for a total of 43 lots.

Mr. Price discussed the septic system plans, explaining that each lot would have its individual septic system. He showed areas marked in darker yellow on their plan indicating viable soils for septic systems, with each lot able to support a minimum of 5 bedrooms.

Regarding tree preservation, Mr. Price noted that while there aren't many trees on the site, they identified 5 heritage trees. After meeting with the mayor and mayor pro tem, they redesigned their plan to preserve these trees, which are indicated by green dots on their presentation.

Mr. Price presented the traffic impact study findings, which recommended egress/deceleration lanes, acceleration lanes on both sides of the road, and a center lane. He emphasized that all required traffic improvements were within the frontage of their development.

Ms. Puckett addressed feedback from their community meeting, where residents expressed a desire for architecture consistent with Weddington, unlike their previous Baxley community. She explained that they had enhanced their architectural designs to better align with Weddington's character and were committed to ensuring variety in home designs. She noted that there would be over 225 combinations possible between their 6 floor plans and various elevation options, with homes up to 6,000 square feet available.

Mr. Price discussed their commitment to landscaping, including a hundred-foot road frontage buffer on both sides of the road with large species and undulating berms. He emphasized their intention to provide "instant gratification" with substantial initial plantings rather than minimal 2-inch caliber trees. He noted that the average lot size would be 1.03 acres, and they intended to preserve existing trees where possible, only clearing for roads, home footprints, and septic systems.

A. Public Comment

Kurt Voorhies, President of the Arbor Oaks Homeowners Association, spoke about concerns regarding the connection to Bonner Drive. He explained that Arbor Oaks is a small neighborhood of 10 homes, with 9 homes on the cul-de-sac of Bonner Drive. He stated that while residents were pleased to have Toll Brothers developing the adjacent farmland, they opposed connecting their private cul-de-sac to the new 35-home development. He questioned whether the connection was truly necessary for emergency access and suggested exploring alternatives.

Chad Emerine urged the council to hold Toll Brothers to all requirements in the UDO, including the new tree ordinance, cul-de-sac length of 500 feet, and the clarified Appendix 2B. He cited past issues with Toll Brothers developments in Weddington, including problems with the lake in Bromley, sediment inspections at Enclave at Baxley, and tree removal at Luna. He questioned whether the buffer at Luna met the standard for year-round screening, noting that 75% of the trees appeared deciduous, and stated there wasn't a proper berm across the road frontage.

Jeff Gaskin, a Bonner Drive resident, echoed concerns about connecting their street to the new development. He noted that 9-10 children play in the cul-de-sac daily. He also urged Toll Brothers to build a higher berm than the one at Luna, which he described as "way too low." He suggested that emergency vehicle access could be adequately provided through the main entrance on Weddington Matthews Road rather than through Bonner Drive, which he described as narrower and less direct.

Scott Burns, another Bonner Drive resident, mentioned that he had lived in Weddington for 21 years and previously raised children in a cul-de-sac neighborhood. He expressed concern for the 17 children currently in the neighborhood and requested that the council explore options for preventing the cut-through.

In response to residents' concerns, Tom from Kimley Horn, the traffic consultant for Toll Brothers, explained that developments of a certain size (over 35 lots) typically require a second access point for emergencies. He noted that due to spacing limitations along Weddington Matthews Road, a second access point on that road wasn't feasible, but acknowledged they could look into emergency-only access if the town was open to that option.

Robert Price clarified that Toll Brothers was "definitely amenable" to removing the Bonner Drive connection, explaining that it was included based on recommendations from either LaBella or NCDOT, not at Toll Brothers' insistence. He explained that their original plan had two entrances on Weddington Matthews Road, but traffic improvement requirements made a second entrance on that road challenging due to taper requirements.

The council asked various questions about the development. Mayor Pro Tem Smith inquired about the septic systems and panel block system, to which Mr. Price confirmed they would provide complete information with their application. Mayor Bell emphasized that as part of the conditional zoning, they would require a complete tree survey to verify the heritage trees and any other significant trees. Mr. Price noted that they had already conducted a professional survey and would provide that information.

Mayor Pro Tem Smith also asked about cul-de-sac lengths, and Mr. Price confirmed they had redesigned the plan to conform to the 500-foot limit using mini traffic circles. He noted they had reduced the number of lots from the original 50 to 43 through various iterations of the plan.

Regarding the existing farm pond, Mr. Price explained it would be maintained as an aesthetic feature with an aerator. He noted the pond is approximately 3 acres and while not regulated by dam safety, they would ensure its integrity to prevent downstream issues.

Mr. Price addressed concerns about the Bromley development, explaining that they had implemented enhanced erosion control measures beyond what was required and employed a third-party inspection firm to conduct weekly inspections. He acknowledged recent heavy rain had created challenges but assured they had responded immediately to address issues. He committed to cleaning up any erosion that had affected Bromley residents.

9. Public Safety Report

Deputy Grant Wrenn presented the public safety report, comparing June and July statistics. He reported a decrease in 911 hang-ups from 71 to 61, which he attributed to people being on vacation or better phone management. Accidents decreased from 27 to 22, while alarms increased from 38 to 44, which he attributed to factors such as dog sitters not knowing alarm codes and wildlife triggering sensors. Burglaries remained consistent at 4 per month.

Deputy Wrenn noted a decrease in careless and reckless driving reports from 19 to 13, while fraud investigations increased from 1 to 4, which he viewed positively as evidence that awareness efforts were working. Preventive patrols increased significantly from 705 to 835, and radar patrols more than doubled from 17 to 39. Traffic stops increased from 112 to 184, reflecting their response to complaints.

In total, calls increased from 1,294 in June to 1,538 in July, which he attributed largely to self-initiated activities by deputies. He reminded residents to be patient with increased traffic as school would be starting soon.

In response to a question about the recently installed flock cameras, Deputy Wrenn shared a success story where the cameras had helped identify a stolen vehicle with a driver who had outstanding warrants, leading to additional charges including narcotics possession.

Mayor Bell asked about how residents should respond when seeing unsafe situations, such as an overloaded trash truck dropping debris. Deputy Wrenn advised calling in such incidents, noting that they work with the NC Department of Transportation on issues like overhanging trees. He emphasized addressing the root of problems rather than just issuing citations.

Mayor Bell noted that Sheriff Cathy had recently told him that Weddington and Marvin were considered the two safest towns in North Carolina, which he attributed to the deputies' work.

10. Consent Agenda

- A. Approve July 14, 2025 Regular Town Council Meeting Minutes**
- B. Authorize Staff to Execute Contracts for On-Call Engineering Services**
- ~~C. Approve Release of Bond #GSA2400869 in the amount of \$48,771.25~~**

Motion: Councilmember MPT made a motion to approve the Consent Agenda as amended.
Vote: The motion passed with a unanimous vote.

11. Old Business

- ~~A. Discussion and Possible Consideration of instructing staff to begin downtown overlay amendment process.~~**
- B. Discussion and Consideration of Text Amendment 2025-06 Appendix 2B Submittal Requirements and approval of Land Use Consistency Statement.**

Mr. Gordos presented the Text Amendment. He explained that this text amendment completely rewrites Appendix 2B of the Unified Development Ordinance, which outlines requirements for submitting major development applications. He noted that the revised appendix creates over 50 items labeled B1 through B50+, with particular attention to item B27 regarding septic systems.

Mr. Gordos explained that the planning board would now need to confirm that all checklist items have been met before recommending approval to the council. The specific language for septic systems now requires "identification and delineation of proposed septic systems including location of drain fields, repair areas, and associated infrastructure with improvement permits or public sewer lines if applicable." The amendment also defines delineation as "the precise marking or documentation of boundaries, work zones, and responsibilities within a construction site."

Councilmember Perryman commented that the amendment addressed everything discussed and requested and thanked the planning board for revisiting the issue after already putting considerable time into it. Mayor Pro Tem Smith thanked the subcommittee that worked on defining the needed changes and appreciated that it was promptly presented to the planning board without delay.

Mayor Bell suggested adding an asterisk to the term "delineated" where it appears in item B42 with the definition at the bottom of the page, similar to what was done with B27.

Motion: Councilmember Perryman made a motion to approve Text Amendment 2025-06 Appendix 2B Submittal Requirements as amended with the definition of delineated.

Vote: The motion passed with a unanimous vote.

Land Use Plan 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 fulfilment 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: Mayor Pro Tem Smith made a motion to approve the Land Use Plan Consistency Statement as presented.

Vote: The motion passed with a unanimous vote.

12. New Business

A. Approve Release of Belle Mar Bond #GSA2400869 in the amount of \$48,771.25

Mr. Gordos explained that this bond release was for the Belle Mar subdivision road, which is a private road that will not be adopted by NCDOT. He noted the bond amount of approximately \$49,000 was relatively minimal for a road. He clarified that this was only for the road, not for stormwater or other infrastructure, and described it as a simple two-lane road without curb or gutter serving about a dozen homes.

Mr. Gordos explained that while the development is not fully built out, with almost half the lots not yet started, the bond holder has fulfilled their obligation by building the road. He noted that the lots have been sold to private parties who will build custom homes at their own pace. He emphasized that the bond release request had undergone thorough scrutiny by both LaBella Associates and himself, with two inspections and a detailed memorandum outlining seven reasons why the bond should be released.

Mayor Bell expressed concern about the stormwater pond described in public comments as a "mud sprinkler" and emphasized the council's desire to protect current and future homeowners. Mr. Gordos confirmed that a sinking fund was in place for future maintenance but noted that the stormwater pond was not the subject of the current bond release.

Motion: Mayor Pro Tem Smith made a motion to approve the release of Bond #GSA2400869 for Belle Mar Subdivision in the amount of \$48,771.25

Vote: The motion passed with a unanimous vote.

13. Code Enforcement Report

Ms. Dewey reported that they were working on getting a couple of properties abated, including one in foreclosure. She mentioned that cleaning up one property would cost the town \$6,000, and while they would place a lien on the property for that amount, the property is unbuildable, making recovery of the funds uncertain. She noted they were looking at alternate bids to reduce costs.

14. Update from Finance Officer and Tax Collector

Ms. Gaylord presented the July financial statements, noting it was the first month of the fiscal year so there wasn't much activity yet. She reported that they had received the tax scroll from the county and were working on converting it from the county's format to the town's format, with tax bills expected to go out soon. She also mentioned that she would provide the quarterly update on grants for SCIF and the park at the next month's meeting.

Mayor Bell asked about the lower projected numbers for FY 2025-2026, and Gaylord explained that the tax rate had been reduced, resulting in a lower total budget than the previous year. She noted that while she hadn't personally reviewed the estimated property value increases yet, that information was available with Kim.

15. Updates from Town Planner and Town Administrator

Mr. Gordos reported that based on presentations from the previous month and the current meeting, there were two pending development proposals that would soon go to the planning board. He confirmed these would be held to the newly adopted Appendix 2B standards, which the applicants understood. Regarding bonds, he noted they were "holding feet to the fire" on other bond requests, with LaBella Associates and himself personally inspecting all projects before recommending release of funds.

Ms. Dewey reported that the Forest Lawn and Potter Road roundabout project was in the right-of-way acquisition phase.

16. Transportation Report

No report

17. Council Comments

Councilmember Darcey Ladner thanked everyone for coming out and providing their points of view, noting that the council values feedback whether at meetings, in phone calls, or through emails. She clarified that her votes have always represented and will continue to represent feedback from the community and a vision for the future guided by the land use plan.

Councilmember Jeff Perryman thanked staff for their good work and everyone who attended the meeting. He reminded everyone that school would be in session before the next meeting, which would affect traffic patterns.

Mayor Pro Tem Tom Smith thanked staff and especially Greg for his work on clarifying issues for the public. He also thanked the planning board for their hard work on the numerous text amendments adopted in recent months, which he believed had been very helpful for the town.

Mayor Bell echoed thanks to Greg, the subcommittee, and the planning board for strengthening and tightening the UDO over the past year and a half. He reiterated his request for residents to reach out to Congressman Mark Harris to thank him for supporting the zip code bill and to encourage Senators Tillis and Budd to support it in the Senate.

18. Closed Session pursuant to NCGS 143-318.11(a)(3) To consult with an attorney and NCGS 143-318.11(a)(6) Personnel matters

Motion: Mayor Pro Tem Smith made a motion to enter into Closed Session at 8:58 p.m.
Vote: The motion passed with a unanimous vote.

Mayor Bell called the August 12, 2025 Regular Town Council meeting back to order at 9:43 p.m.

19. Adjournment

Motion: Councilmember Ladner made a motion to adjourn the August 11, 2025 Regular Town Council Meeting at 9:43 p.m.
Vote: The motion passed with a unanimous vote.

Approved: _____

Jim Bell, Mayor

Karen Dewey, Town Administrator/Clerk

**North Carolina Department of Transportation
Division of Highways
Petition for Road Addition**

ROADWAY INFORMATION: (Please Print/Type)

County: Union Road Name: Glencoe Dr, .3 mi Braemar Dr. .3 mi, Dornoch Dr
.1 mi
(Please list additional street names and lengths on the back of this form.)

Subdivision Name: Weddington Glem Length (miles): 0.6M

Number of occupied homes having street frontage: 35 Located (miles): .2M

miles N ☐ S ☒ E ☐ W ☐ of the intersection of Route 1346 and Route .
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of Weddington Glem in
Union County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name: Scott Morrison  Phone Number: 704-221-2532

Street Address: 7621 Little Avenue, Ste. 111

Mailing Address: Charlotte, NC 28226

PROPERTY OWNERS

<u>Name</u>	<u>Mailing Address</u>	<u>Telephone</u>
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INSTRUCTIONS FOR COMPLETING PETITION:

1. Complete Information Section
2. Identify Contact Person (This person serves as spokesperson for petitioner(s)).
3. Attach two (2) copies of recorded subdivision plat or property deeds, which refer to candidate road.
4. Adjoining property owners and/or the developer may submit a petition. Subdivision roads with prior NCDOT review and approval only require the developer's signature.
5. If submitted by the developer, encroachment agreements from all utilities located within the right of way shall be submitted with the petition for Road addition. However, construction plans may not be required at this time.
6. Submit to District Engineer's Office.

FOR NCDOT USE ONLY: Please check the appropriate block

☐ Rural Road ☐ Subdivision platted prior to October 1, 1975 ☐ Subdivision platted after September 30, 1975

REQUIREMENTS FOR ADDITION

If this road meets the requirements necessary for addition, we agree to grant the Department of Transportation a right-of-way of the necessary width to construct the road to the minimum construction standards of the NCDOT. The right-of-way will extend the entire length of the road that is requested to be added to the state maintained system and will include the necessary areas outside of the right-of-way for cut and fill slopes and drainage. Also, we agree to dedicate additional right-of-way at intersections for sight distance and design purposes and execute said right-of-way agreement forms that will be submitted to us by representatives of the NCDOT. The right-of-way shall be cleared at no expense to the NCDOT, which includes the removal of utilities, fences, other obstructions, etc.

General Statute 136-102.6 states that any subdivision recorded on or after October 1, 1975, must be built in accordance with NCDOT standards in order to be eligible for addition to the State Road System.

<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>	<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>
Glencoe Dr,	5	.3 mi			
Braemar Dr.	26	.3 mi			
Dornoch Dr	4	.1 mi			



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

R-2025-06

**North Carolina
County of Union**

**Road Descriptions: Glencoe Drive, Braemar Drive, Dornoch Drive; Weddington Glen
Subdivision, Town of Weddington, NC**

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

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

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

Adopted this 8th day of September 2025.

Jim Bell, Mayor

Attest:

Karen Dewey, Town Administrator/Clerk

R-40

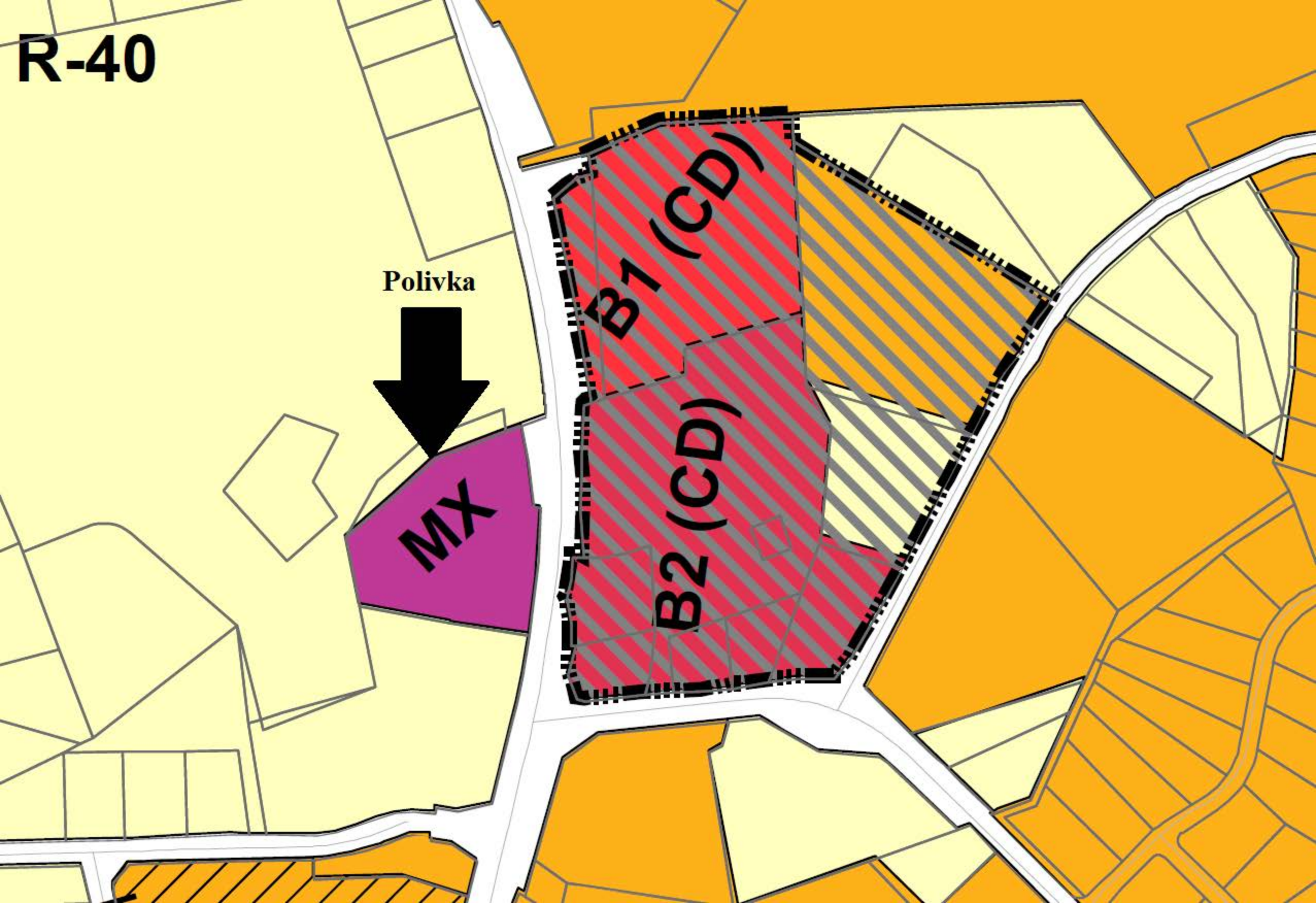
Polivka

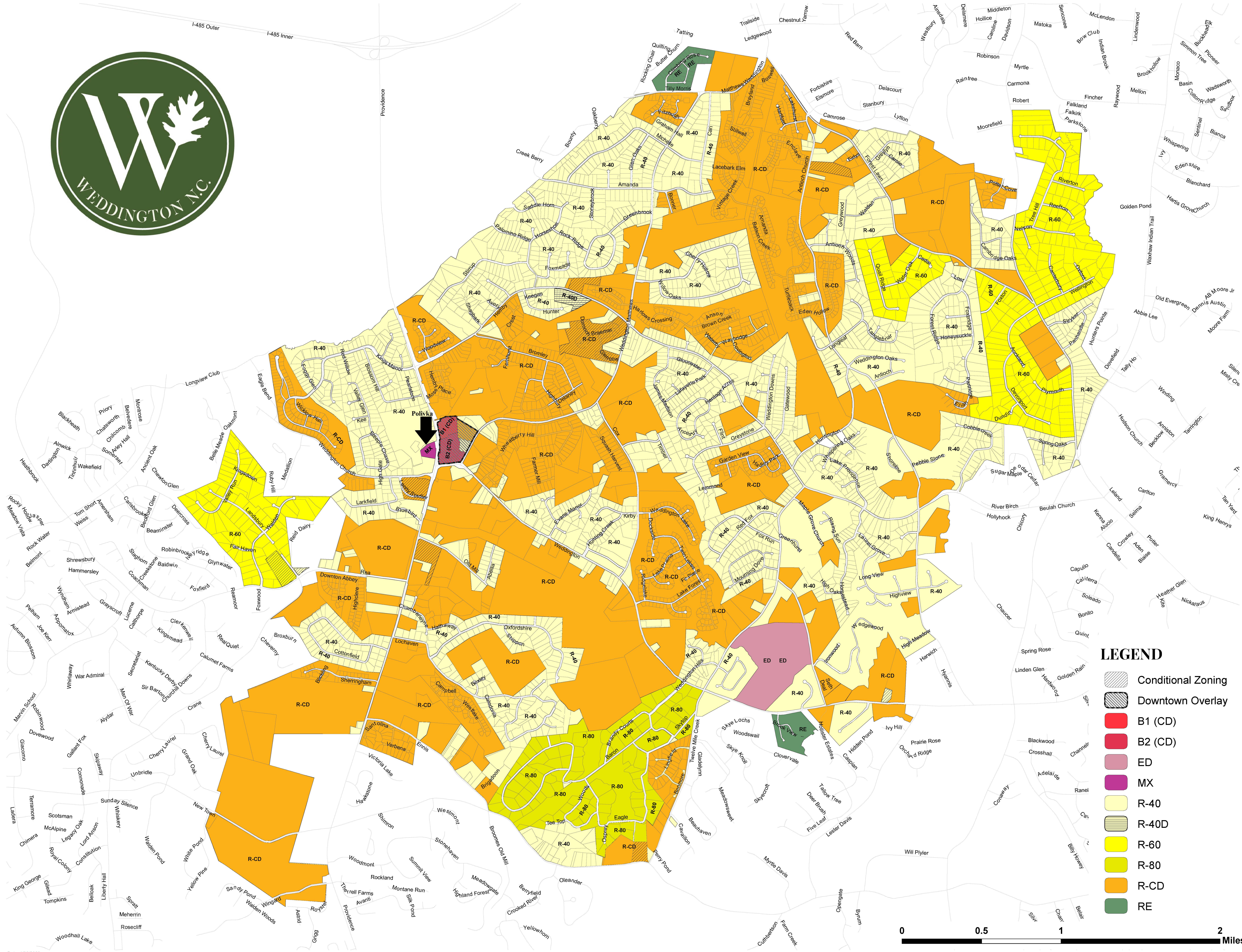


MX

B1 (CD)

B2 (CD)





LEGEND

- Conditional Zoning
- Downtown Overlay
- B1 (CD)
- B2 (CD)
- ED
- MX
- R-40
- R-40D
- R-60
- R-80
- R-CD
- RE



TOWN OF WEDDINGTON - OFFICIAL ZONING MAP



TO: Town Council

FROM: Karen Dewey, Town Administrator/Clerk

DATE: September 8, 2025

SUBJECT: Weddington Matthews Road Speed Limit

At the 2025 Work Session Retreat, Town Council directed staff to research reducing speed limits to 35 mph at 4 spots throughout town:

- On Providence Road from the Mecklenburg County line south to the beginning of the 35-mph zone.
- On Providence Road from Rea Road intersection north to where the 35-mph zone begins.
- On Weddington Matthews Road approaching the roundabout at Highway 84.
- On Deal Road from Highway 84 to 12 Mile Creek Road.

John Springer, the Assistant NCDOT Division Traffic Engineer conducted a field evaluation for speed on the areas and reported that NCDOT bases roadway speeds/speed limits on roadway characteristics. In order to change the speed limits, a substantial change in roadway characteristics or use would be needed. For Providence Road and Deal Road, there is not substantial change to the roadways to warrant speed limit changes. The Weddington Matthews Road segment would be able to match the 35-mph transition zone as approaching the roundabout.

To change the speed limit on Weddington Matthews Road, the 45 mph limit needs to be repealed (Ordinance 2025-07) and the 35 mph speed limit needs to be enacted (Ordinance 2025-08).



**TOWN OF WEDDINGTON
MUNICIPAL DECLARATION TO REPEAL SPEED LIMITS
O-2025-07**

BE IT ORDAINED by the Town of Weddington Town Council that the speed limit modification on the following described portion of the State Highway System Street be adopted:

SPEED LIMIT	ROUTE	DESCRIPTION
45	1344 Weddington Matthews Road	SR Route 1344 from NC 84 northward to the Mecklenburg County Line

Adopted this 8th day of September, 2025

Jim Bell, Mayor

Attest:

Karen Dewey, Town Administrator/Clerk



**TOWN OF WEDDINGTON
MUNICIPAL DECLARATION TO ENACT SPEED LIMITS
O-2025-08**

BE IT ORDAINED by the Town of Weddington Town Council that the speed limit modification on the following described portion of the State Highway System Street be adopted:

SPEED LIMIT	ROUTE	DESCRIPTION
35	SR 1344 (Weddington Matthews Road)	SR 1344 between NC 84 and SR 3942 (Tomato Vine Lane)
45	SR 1344 (Weddington Matthews Road)	SR 1344 Between SR3942 (Tomato Vine Lane) and SR 1338 (Antioch Church Road)

Adopted this 8th day of September 2025

Jim Bell, Mayor

Attest:

Karen Dewey, Town Administrator/Clerk

TOWN OF WEDDINGTON WEBSITE LINK POLICY

WEBSITE LINK POLICY

The Town of Weddington website may provide a link to a third-party website subject to the following policy:

- A link must be from a governmental agency or non-profit that operates within the Weddington/Union County area and provides services to Weddington residents. The services provided must also serve the Goals of the Town of Weddington website, not contain any Excluded Content, and fit within one of the following categories:
 - Civics/Community/Nonprofit
 - Education
 - Emergency Preparation
 - Government Agency
 - Health/Medical
 - Tourism/Facilities
- No site will be included that contains material deemed offensive to our community.
- No site will be added that automatically creates pop-up windows or installs Spyware, Viruses, Trojans or other dangerous software without the user's express permission.

THE LINKS ON THE TOWN OF WEDDINGTON WEBSITE ARE PROVIDED WITH NO ENDORSEMENT OR RESPONSIBILITY FOR THE USE OR ACCURACY OF THE INFORMATION CONTAINED THEREIN.

If a violation of this policy is experienced, please contact the Town Clerk.

EXCLUDED CONTENT

Except as specified elsewhere in this policy and the Town's Social Media Policy, the Town will not publish content including:

- A. Copy protected images and/or content.
- B. Opinions or endorsements regarding candidates for office, political issues, or municipal, county, state, or federal initiatives.
- C. Promotion or advertisement of businesses or special interest groups.
- D. Campaign Websites for incumbent and challenging candidates for local, state, or federal office. Further, if a website link or post to the Town's social media platforms is found to be of a campaigning / self-promotional nature, it will be removed.
- E. Political organizations or other organizations advocating a candidate; a position on a local, state, or Federal issue; or pending legislation.
- F. Individual or personal home pages.

H. Any submission considered by the Town to be inappropriate, offensive to our community or out of line with the Purpose and Goal of the criteria herein.

REMOVAL OF EXCLUDED OR INAPPROPRIATE CONTENT

If a website link is found to be out of compliance with the Town's Social Media Policy or is found to include Excluded Content, it will be removed from the Town of Weddington website.

APPLICATION TO LINK TO WEBSITE

If an entity would like to add its link to the Town of Weddington website, please contact the Town Clerk.

CONFIDENTIALITY

Confidential information should not be posted on the Town's website. While the Town website may track overall site traffic, it does not collect individual user details unless a user voluntarily submits such information. It does not share that information with outside sources and is committed to keeping such information confidential to the extent permitted by law. If at any time a user believes that the Town's website is not protecting his or her privacy, the person should e-mail the Administrator, who will attempt to assess and, if necessary, correct the problem.

APPEALS

Complaints about any aspect of the website link/social media policy should be brought first to the attention of the Town Clerk. If a complainant is unsatisfied, s/he may appeal any decision of the Town Clerk to the Town Administrator who will respond within 15 business days and whose decision shall be final.

DISCLAIMER

The materials and information contained on or obtained from the Town of Weddington website and/or social media platforms are distributed "as is" without warranties of any kind, either express or implied, including without limitation, warranties of title or implied warranties of merchantability of fitness for a particular purpose. Information contained on the Town of Weddington website, including information obtained from external links thereon, is provided without any representation of any kind as to accuracy or content and should be verified by the user. The Town of Weddington is not responsible for any special, indirect, incidental or consequential damages that may arise from the use of, or the inability to use, the website and/or the materials contained on the site whether the materials contained on the website are provided by the Town of Weddington, or by a third party. Data contained on the website are subject to change without notice.



Code Enforcement Report August 29 2025

What was accomplished This week?

- Meeting held with staff to discuss code enforcement cases.
- Inspections at 223 Rea Rd, Weddington Glen Open Space
- Opened case and sent notice to 223 Rea Rd
- Sent Notice to 236 Steeple Chase
- Closed case for Weddington Glen Open Space.

What will be accomplished next week?

- The Code Enforcement Team will discuss ongoing and new cases.
- Inspection at 101 Amanda, 8532 Foxbridge.

Schedule Status:

- 3505 Antioch Church Next Inspection: Sept 8 2025
- 4500 Homestead (Construction Debris): Abatement needs scheduled
- 109 Foxton: Title search found property is being foreclosed upon. Bank will be sent notice as soon as possible.
- 416 Gatewood: Property owner is attempting to apply for a permit which would negate any minimum housing issue so long as it's active.
- 101 Amanda Next Inspection: 9/5/2025
- 8532 Foxbridge Next Inspection: 9/5/2025
- 328 Weddington Rd Next Inspection: 9/19/2025
- 223 Rea Rd Next Inspection: 9/19/2025

Input Needed from Weddington:

- 4500 Homestead: Town needs to find a contractor for cleanup in case property owner does not comply with final notice. The property has been issued two violations this year. If one more is issued, any subsequent violations can move straight to abatement.
- 109 Foxton: Notices being sent to bank, need to discuss next steps.
- 416 Gatewood: Permit is being pulled which would negate any potential minimum housing violation.

Other Issues or Concerns:

- Contract was negotiated with Centralina. Need to confirm it was approved.

Matthew Rea, AICP, NCCZO

(330) 885-0937

mrea@ibts.org

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 08/31/25

2026

2025

Assets

10-1120-000	SOUTH STATE CHECKING ACCOUNT	735,253.51	735,558.48
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	671,788.10	492,051.80
10-1130-001	BB&T/TRUIST MONEY MARKET	1,845,401.42	2,336,152.82
10-1140-000	NC CLASS INVESTMENT ACCOUNT	262,419.54	260,501.59
10-1170-000	NC CASH MGMT TRUST	5,168,486.32	5,131,607.54
10-1205-000	DUE FROM OTHER FUNDS (SCIF/PARK)	52,757.32	52,757.32
10-1210-000	A/R SOLID WASTE FEES	18,456.40	24,175.84
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	51,874.31
10-1211-001	A/R PROPERTY TAX	1,688,232.17	13,279.34
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	11,297.82	9,149.43
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	12,949.77	5,019.66
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	1,123.18	1,632.50
10-1214-000	PREPAID ASSETS	0.00	36,575.14
10-1215-000	A/R INTERGOVT-LOCAL OPTION SALES TX	33,707.62	91,453.12
10-1216-000	A/R INTERGOVT - MOTOR VEHICLE TAXES	0.00	7,790.24
10-1217-000	A/R INTERGOVT - UTILITY/SOLID WASTE	0.00	0.00
10-1220-000	AR OTHER	0.00	14,055.30
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	32,076.19	32,076.19
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>13,329,227.96</u>	<u>12,039,114.91</u>

Liabilities & Fund Balance

10-2110-000	ACCOUNTS PAYABLE	0.00	39,644.26
10-2115-000	ACCOUNTS PAYABLE ACCRUAL	387.00	387.00
10-2116-000	CUSTOMER REFUNDS	8,932.44	8,765.30
10-2120-000	BOND DEPOSIT PAYABLE	47,896.25	47,896.25
10-2151-000	FICA TAXES PAYABLE	2,729.05	0.00
10-2152-000	FEDERAL TAXES PAYABLE	1,367.32	0.00
10-2153-000	STATE W/H TAXES PAYABLE	250.00	305.00-
10-2154-001	NC RETIREMENT PAYABLE	4,690.34	0.00
10-2155-000	HEALTH INSURANCE PAYABLE	501.96	0.00
10-2156-000	LIFE INSURANCE PAYABLE	54.41	0.00
10-2157-000	401K PAYABLE	1,545.33	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	1,123.18	1,632.50
10-2610-000	DEFERRED REVENUE SOLID WASTE FEES	18,456.40	24,175.84
10-2610-001	DEFERRED REVENUE SOLID WASTE PY	0.00	0.00
10-2610-002	DEFERRED REVENUE SOLID WASTE N8 PY	51,874.31	51,874.31
10-2620-000	DEFERRED REVENUE - DELQ TAXES	11,297.82	9,149.43
10-2625-000	DEFERRED REVENUE - CURR YR TAX	1,688,120.90	13,279.34
10-2630-000	DEFERRED REVENUE-NEXT 8	12,949.77	5,019.66
10-2635-000	DEFERRED REVENUE - PREPAID TAXES	0.00	0.00
	Total Liabilities	<u>1,852,176.48</u>	<u>201,518.89</u>
10-2640-001	FUND BALANCE - UNASSIGNED	4,011,564.15	4,011,564.15

		2026	2025
10-2640-002	FUND BALANCE - RESERVE WATER/SEWER	0.00	0.00
10-2640-003	FUND BALANCE-ASSIGNED	820,000.00	820,000.00
10-2640-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,774,809.59	2,774,809.59
10-2640-005	CURRENT YEAR EQUITY YTD	0.00	0.00
	Total	<u>7,606,373.74</u>	<u>7,606,373.74</u>
	Revenue	171,336.19	948,402.46
	Less Expenses	<u>531,880.73</u>	<u>454,137.30-</u>
	Net	<u>360,544.54-</u>	<u>1,402,539.76</u>
	Total Fund Balance	<u>7,245,829.20</u>	<u>9,008,913.50</u>
	Total Liabilities & Fund Balance	<u>9,098,005.68</u>	<u>9,210,432.39</u>

WEDDINGTON
Statement of Revenue and Expenditures - Standard

09/03/2025
03:04 PM

Revenue Account Range: First to zz-zzzz-zzz

Include Non-Anticipated: Yes

Year To Date As Of: 08/31/25

Expend Account Range: First to zz-zzzz-zzz

Include Non-Budget: No

Current Period: 08/01/25 to 08/31/25

Print Zero YTD Activity: No

Prior Year: 08/01/24 to 08/31/24

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
10-3101-110	AD VALOREM TAX - CURRENT	1,072.14	1,595,000.00	77,429.49	77,418.16	1,517,581.84-	5
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	1,553.94	7,500.00	540.55	2,019.17	5,480.83-	27
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	39.97	500.00	0.00	0.00	500.00-	0
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	0.00	110,000.00	0.00	0.00	110,000.00-	0
10-3115-180	TAX INTEREST	64.91	3,000.00	432.13	1,183.62	1,816.38-	39
10-3120-000	SOLID WASTE FEE REVENUES	2,244.00	0.00	3,559.12	5,793.06	5,793.06	0
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	0.00	625,000.00	33,707.62	33,707.62	591,292.38-	5
10-3322-220	BEER & WINE TAX	0.00	65,000.00	0.00	0.00	65,000.00-	0
10-3324-220	UTILITY FRANCHISE TAX	0.00	475,000.00	0.00	0.00	475,000.00-	0
10-3333-220	SOLID WASTE DISP TAX	0.00	3,000.00	0.00	0.00	3,000.00-	0
10-3340-400	ZONING & PERMIT FEES	1,332.50	10,000.00	1,317.50	1,857.50	8,142.50-	19
10-3350-400	SUBDIVISION FEES	2,897.50	10,000.00	110.00	110.00	9,890.00-	1
10-3360-400	STORMWATER EROSION CONTROL FEES	218.75	500.00	0.00	0.00	500.00-	0
10-3830-891	MISCELLANEOUS REVENUES	100.00	2,500.00	1,057.30	1,057.30	1,442.70-	42
10-3831-491	INVESTMENT INCOME	24,174.70	250,000.00	23,745.98	48,189.76	201,810.24-	19
General Fund Revenue Totals		33,698.41	3,157,000.00	141,899.69	171,336.19	2,985,663.81-	5

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	84,334.48	1,082,950.00	89,298.88	178,597.76	904,352.24	16
10-4110-150	POLICE	0.00	0.00	0.00	0.00	0.00	0
10-4110-155	POLICE PROTECTION	0.00	691,645.00	0.00	163,481.70	528,163.30	24

WEDDINGTON
Statement of Revenue and Expenditures

09/03/2025
03:04 PM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4110-160	EVENT PUBLIC SAFETY	0.00	5,000.00	0.00	0.00	5,000.00	0
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	5,000.00	72,500.00	5,000.00	5,000.00	67,500.00	7
10-4110-193	ATTORNEY FEES - LITIGATION	0.00	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	0.00	20,000.00	0.00	0.00	20,000.00	0
10-4110-340	PUBLICATIONS	0.00	10,000.00	0.00	0.00	10,000.00	0
10-4110-342	HOLIDAY/TREE LIGHTING	0.00	10,000.00	0.00	0.00	10,000.00	0
10-4110-343	SPRING EVENT	0.00	8,550.00	0.00	0.00	8,550.00	0
10-4110-344	OTHER COMMUNITY EVENTS	0.00	1,500.00	0.00	0.00	1,500.00	0
	4110 GENERAL GOVERNMENT	89,334.48	1,907,145.00	94,298.88	347,079.46	1,560,065.54	18
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	5,687.50	74,250.00	5,971.88	11,943.76	62,306.24	16
10-4120-123	SALARIES - TAX COLLECTOR	4,432.26	64,500.00	4,725.87	9,568.33	54,931.67	15
10-4120-124	SALARIES - FINANCE OFFICER	1,126.40	21,615.00	1,021.44	2,096.64	19,518.36	10
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	2,100.00	32,500.00	2,100.00	4,200.00	28,300.00	13
10-4120-181	FICA EXPENSE	1,020.96	15,500.00	642.16	1,712.37	13,787.63	11
10-4120-182	EMPLOYEE RETIREMENT	2,196.99	29,575.00	2,404.87	4,835.92	24,739.08	16
10-4120-183	EMPLOYEE INSURANCE	4,211.00	37,975.00	2,300.14	4,600.28	33,374.72	12
10-4120-184	EMPLOYEE LIFE INSURANCE	16.64	500.00	83.66	167.32	332.68	33
10-4120-185	EMPLOYEE S-T DISABILITY	28.00	375.00	45.79	91.58	283.42	24
10-4120-190	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4120-191	AUDIT FEES	0.00	25,000.00	0.00	0.00	25,000.00	0
10-4120-193	CONTRACT LABOR	0.00	9,000.00	0.00	6,930.96	2,069.04	77

WEDDINGTON
Statement of Revenue and Expenditures

09/03/2025
03:04 PM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4120-200	OTHER ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-205	OFFICE SUPPLIES - ADMIN	145.65	12,500.00	227.89	227.89	12,272.11	2
10-4120-210	PLANNING CONFERENCE	0.00	2,000.00	0.00	0.00	2,000.00	0
10-4120-321	TELEPHONE - ADMIN	155.45	2,000.00	338.38	507.56	1,492.44	25
10-4120-325	POSTAGE - ADMIN	444.76	2,500.00	0.00	0.00	2,500.00	0
10-4120-331	UTILITIES - ADMIN	90.74	5,000.00	341.43	477.12	4,522.88	10
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	0.00	35,000.00	0.00	0.00	35,000.00	0
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	3,069.35	86,000.00	2,626.42	26,925.30	59,074.70	31
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	7,125.00	105,000.00	4,575.00	9,007.00	95,993.00	9
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	0.00	1,500.00	0.00	562.50	937.50	38
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	0.00	6,500.00	480.00	480.00	6,020.00	7
10-4120-370	ADVERTISING - ADMIN	0.00	500.00	45.15	45.15	454.85	9
10-4120-397	TAX LISTING & TAX COLLECTION FEES	0.00	500.00	0.00	0.00	500.00	0
10-4120-400	ADMINISTRATIVE:TRAINING	165.00	6,500.00	2,025.00	2,085.00	4,415.00	32
10-4120-410	ADMINISTRATIVE:TRAVEL	136.21	5,000.00	276.47	276.47	4,723.53	6
10-4120-450	INSURANCE	0.00	28,350.00	0.00	28,036.61	313.39	99
10-4120-491	DUES & SUBSCRIPTIONS	175.00	29,925.00	0.00	9,045.57	20,879.43	30
10-4120-498	GIFTS & AWARDS	0.00	1,500.00	0.00	0.00	1,500.00	0
10-4120-499	MISCELLANEOUS	364.69	15,000.00	409.87	820.30	14,179.70	5
	4120 ADMINISTRATIVE	32,691.60	656,065.00	30,641.42	124,643.63	531,421.37	19
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
10-4130-121	SALARIES - ZONING ADMINISTRATOR	6,666.66	85,200.00	7,000.00	14,000.00	71,200.00	16
10-4130-122	SALARIES - ASST ZONING ADMINISTRATOR	0.00	27,450.00	0.00	0.00	27,450.00	0
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	1,865.18	26,250.00	1,854.33	3,648.49	22,601.51	14
10-4130-124	SALARIES - PLANNING BOARD	200.00	6,300.00	300.00	650.00	5,650.00	10

WEDDINGTON
Statement of Revenue and Expenditures

09/03/2025
03:04 PM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4130-125	SALARIES - SIGN REMOVAL	264.60	3,600.00	330.75	595.35	3,004.65	17
10-4130-181	FICA EXPENSE - P&Z	688.26	11,765.00	354.17	1,023.18	10,741.82	9
10-4130-182	EMPLOYEE RETIREMENT - P&Z	1,114.00	30,050.00	1,223.60	2,447.20	27,602.80	8
10-4130-183	EMPLOYEE INSURANCE	1,456.00	19,350.00	1,150.07	2,300.14	17,049.86	12
10-4130-184	EMPLOYEE LIFE INSURANCE	25.60	375.00	47.00	94.00	281.00	25
10-4130-185	EMPLOYEE S-T DISABILITY	14.00	200.00	30.46	60.92	139.08	30
10-4130-190	CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4130-192	CONSULTING STORMWATER CONTROL	5,883.05	95,000.00	4,113.90	4,113.90	90,886.10	4
10-4130-193	CONSULTING	2,790.00	75,000.00	24,606.00	24,606.00	50,394.00	33
10-4130-194	CONSULTING - COG	0.00	15,000.00	5,026.93	5,026.93	9,973.07	34
10-4130-195	OTHER CONSULTING CONTRACTS	0.00	150,500.00	0.00	0.00	150,500.00	0
10-4130-200	OTHER PLANNING	0.00	0.00	0.00	0.00	0.00	0
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	145.65	7,500.00	227.89	227.89	7,272.11	3
10-4130-215	HISTORIC PRESERVATION	0.00	250.00	0.00	0.00	250.00	0
10-4130-321	TELEPHONE - PLANNING & ZONING	155.45	2,000.00	338.36	507.55	1,492.45	25
10-4130-325	POSTAGE - PLANNING & ZONING	300.00	2,500.00	0.00	0.00	2,500.00	0
10-4130-331	UTILITIES - PLANNING & ZONING	90.74	5,000.00	286.32	810.93	4,189.07	16
10-4130-370	ADVERTISING - PLANNING & ZONING	0.00	500.00	45.16	45.16	454.84	9
10-4130-500	CAPITAL EXPENDITURES - P&Z	0.00	30,000.00	0.00	0.00	30,000.00	0
	4130 ECONOMIC & PHYSICAL DEVELOPMEN	21,659.19	593,790.00	46,934.94	60,157.64	533,632.36	10

General Fund Expenditure Totals	143,685.27	3,157,000.00	171,875.24	531,880.73	2,625,119.27	17
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10 General Fund	Prior	Current	YTD
Revenues:	33,698.41	141,899.69	171,336.19
Expenditures:	143,685.27	171,875.24	531,880.73

WEDDINGTON
Statement of Revenue and Expenditures

Net Income:	109,986.86-	29,975.55-	360,544.54-
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Grand Totals	Prior	Current	YTD
Revenues:	33,698.41	141,899.69	171,336.19
Expenditures:	143,685.27	171,875.24	531,880.73
Net Income:	109,986.86-	29,975.55-	360,544.54-

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

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: September 8, 2025

SUBJECT: **Tax Report– August 2025**

Transactions:	
2025 Tax Levy	\$1,766,525.13
Balance Adjustments	\$(838.33)
Refunds	\$240.76
Releases	\$(725.04)
Taxes Collected:	
2022	\$(94.13)
2023	\$(305.49)
2024	\$(1515.34)
2025	\$(77,670.25)
As of August 31, 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	\$2891.67
2023	\$13,863.36
2024	\$27,541.34

2025	\$1,687,419.91
Credit Balance	\$(46.31)
Total Outstanding:	\$1,733,891.23

TOWN OF WEDDINGTON
ARPA QUARTERLY UPDATE
AS OF 6/30/25

BEGINNING ARPA BALANCE		\$ 1,635,187.50
SPENT 10/1/21-6/30/23		(799,944.67)
SPENT 7/1/23-6/30/24		(639,273.64)
BALANCE AT 7/1/24		<u>\$ 195,969.19</u>
SPENT 7/1/24-12/31/24		
SHERIFF	(196,220.30)	<u>(195,969.19)</u>
BALANCE REMAINING AT 6/30/25		<u>\$ 0.00</u>

TOWN OF WEDDINGTON
SPECIAL REVENUE - OSBM PARK FUNDS
QUARTERLY SUMMARY AS OF 6/30/25

DATE

FY2025

RECEIPT OF FUNDS	\$	250,000.00
INTEREST EARNED FY2025	\$	7,872.20
BALANCE AT 6/30/25	\$	<u>257,872.20</u>

TOWN OF WEDDINGTON
SCIF QUARTERLY SUMMARY REPORT
AS OF 6/30/2025

		TOWN HALL REPAIR & RENOVATIONS	OUTBUILDING & SIDEWALK CONSTRUCTION	PARK PLAZA CONSTRUCTION	TOWN PARK AMPITHEATER & PICNIC TABLES	LANDSCAPING, LIGHTING, GRADING & IRRIGATION	INTERSECTION IMPROVEMENTS	AUDIO-VISUAL ENHANCEMENTS	CONSULTING & PROJECT MANAGEMENT	ESTIMATED COST OVERRUNS	INTEREST EARNED	
SCIF PROJECT ORDINANCE BUDGET	\$	-	\$ 175,000.00	\$ 150,000.00	\$ 105,000.00	\$ 75,000.00	\$ 35,000.00	\$ 65,000.00	\$ 20,000.00	\$ 75,000.00	\$ 150,000.00	\$ -
RECEIPT OF FUNDS 8/25/23	\$	850,000.00										
INTEREST EARNED AS OF 6/30/2025	\$	52,682.24										\$ 52,682.24
TRANSFER TO GENERAL FUND	\$	(153,081.57)	\$ (42,555.57)	\$ -	\$ (102,034.00)	\$ -	\$ (8,492.00)	\$ -	\$ -	\$ -	\$ -	
SCIF CASH BALANCE AT 6/30/25	\$	749,600.67	\$ 132,444.43	\$ 150,000.00	\$ 2,966.00	\$ 75,000.00	\$ 26,508.00	\$ 65,000.00	\$ 20,000.00	\$ 75,000.00	\$ 150,000.00	\$ 52,682.24
DUE TO GENERAL FUND FY2025												
DEHAAN PAINTING	Nov-23	\$ 10,320.00	\$ 10,320.00									
DEHAAN PAINTING	Dec-23	\$ 3,945.63	\$ 3,945.63									
DEHAAN PAINTING DEPOSIT ,	Sep-23	\$ (10.00)	\$ (10.00)									
WD SMITH GRADING ADJ		\$ (337.36)		\$ (337.36)								
XL MEDIAWORKS	Jul-24	\$ 14,329.05						\$ 14,329.05				
LABELLA CONSULTING	Jun-25	\$ 24,510.00							\$ 24,510.00			
DUE TO GENERAL FUND FY2025	\$	52,757.32	\$ 14,255.63	\$ -	\$ (337.36)	\$ -	\$ -	\$ -	\$ 14,329.05	\$ 24,510.00	\$ -	\$ -
SCIF BALANCE REMAINING AT 6/30/25	\$	696,843.35	\$ 118,188.80	\$ 150,000.00	\$ 3,303.36	\$ 75,000.00	\$ 26,508.00	\$ 65,000.00	\$ 5,670.95	\$ 50,490.00	\$ 150,000.00	\$ 52,682.24