



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JANUARY 12, 2026 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA *AMENDED AT MEETING
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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. Public Safety Report
9. Consent Agenda
 - A. Approve December 8, 2025 Town Council Regular Meeting Minutes
 - B. Approve Updated Memorandum of Agreement with NC Sedimentation Control Commission for local erosion control per NCDEQ
 - C. Approve of Resolution 2026-01 in Support of Eliminating the connection of Weddington Hills Drive to the Proposed Highway 84 Extension and constructing a cul de sac
 - D. Approve FY2026 Budget Amendment
 - * E. *Approval of Amendment to Audit Contract*
10. Old Business
11. New Business
 - A. Weddington High School Athletic Booster Club presentation and possible consideration of Resolution 2026-02 in Support of the Weddington Athletic Booster Club Funding Proposal to Construct a Multi-Purpose Athletic Facility At Weddington High School
 - B. Kendall Communications presentation and possible consideration of allowing environmental testing of town property
 - C. Ordinance CZ 2026-01 - Application by Keystone Custom Homes for Conditional Zoning Approval for development of a 12-lot subdivision on 3009 Forest Lawn Drive (Parcel number 07150015)
 - i. Public Hearing
 - ii. Discussion and Possible Consideration
 - iii. Statement of Land Use Consistency
 - D. Approve Release of Roadway Performance Bond #0192527 in the amount of \$579,478.51 for Weddington Preserve Subdivision

- E. Discussion of Appointment for Planning Board Vacancy
 - F. Discussion and Possible Consideration of Adoption of Park and Event Committee Rules of Procedure
12. Code Enforcement Report
 13. Update from Finance Officer and Tax Collector
 14. Updates from Town Planner and Town Administrator
 15. Transportation Report
 16. Council Comments
 17. Adjournment



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**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 all Councilmembers present: Mayor Jim Bell, Mayor Pro Tem Tom Smith, Councilmembers Darcey Ladner, Ellen McLaughlin, and Clayton Jones.

Staff: Town Administrator/Clerk Karen Dewey, Town Planner Greg Gordos, Finance Officer Leslie Gaylord, Admin Asst/Deputy Clerk Debbie Coram, Permit Tech/Planning Assistant Jazlyn Mook, Town Attorney Karen Wolter, Deputy David Plyler.

Visitors: Lieutenant James Maye, Anne Marie Cruz, Gayle Butler, Bob Griswold, Bill Cathey, Kyle Helmbright, Bob Williams, Liz Holtey, Chad Emerine, Tracy Stone, Sarah VanGundy, Bill Caldwell III, Casey Whitman, Erin Cusumano, Nicky Beltz, Nick Ganbarini, Samantha Doun, Bill McIntyre, Wendy Shaw, Heather Presson, Ken Taylor, Lynn Taylor, Christopher Johnson

3. Pledge of Allegiance

Council led the Pledge of Allegiance.

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

Staff requested to add item 9.E. Approval of Amendment to Audit Contract to the Consent Agenda.

Motion: Mayor Pro Tem Smith made a motion to adopt 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 had a conflict of interest

6. Mayor/Councilmember Reports

Mayor Pro Tem Smith reported that he had been in contact with the Department of Transportation regarding road repaving. Despite regular communication, DOT has not provided any schedule updates for Weddington, and no new projects have been scheduled for the town.

7. Public Comments

Mayor Bell read the rules for public comments.

Chad Emerine, 953 Eagle Road, suggested updating the wording in Appendix 2B, item B54 regarding school notifications. He noted that while developers notify Union County Public Schools about proposed projects, this only results in acknowledgment rather than the intended residential impact statement. He requested the Council revise this language to ensure proper impact information is requested for future projects. Mr. Emerine also asked that the Park and Events Committee rules be revised to allow only Weddington residents to serve, rather than allowing non-residents when there are insufficient applications. He emphasized that committee members should have a vested interest in the town.

Tracy Stone, Long Leaf Court, disputed claims that she had interrupted meetings, stating that she had filed a FOIA request that yielded no complaints about her behavior. Ms. Stone suggested holding the council retreat workshop at Town Hall instead of at a private facility in Monroe to save money and improve accessibility. Ms. Stone also expressed opposition to creating a town park, noting there are at least 43 parks within 30 minutes of Town Hall. She cited survey data from 2023 showing minimal public support for parks, stating that only a small percentage of participants in public input sessions requested parks. She questioned the expenditure of \$230,000 on park planning despite limited public demand.

8. Public Safety Report

Lieutenant Maye introduced the newest Weddington deputy, David Plyler, who will be taking over as the administrative deputy following Sergeant Wrenn's promotion. Lieutenant Maye addressed a recent residential break-in near 12 Mile Creek, clarifying that while investigations were ongoing, the incident did not match the pattern of previous South American theft group activities that had occurred in 2023-2024. He emphasized that the Sheriff's Office would communicate directly with residents about any safety concerns.

Deputy Plyler presented his first report, highlighting December statistics: 70 business checks, some increases in fraud cases, 935 preventive patrols, and 96 traffic stops. He recommended residents utilize the free residential security check service offered through the Union County Sheriff's Office website when they plan to be away from home. He also encouraged residents to download the UCSO mobile app for direct information from the Sheriff's Office.

9. Consent Agenda

- A. Approve December 8, 2025 Town Council Regular Meeting Minutes
- B. Approve Updated Memorandum of Agreement with NC Sedimentation Control Commission for local erosion control per NCDEQ
- C. Approve of Resolution 2026-01 in Support of Eliminating the connection of Weddington Hills Drive to the Proposed Highway 84 Extension and constructing a cul de sac
- D. Approve FY2026 Budget Amendment
- E. *Approval of Amendment to Audit Contract*

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

Vote: The motion passed with a unanimous vote.

10. Old Business

No old Business was discussed.

11. New Business

- A. **Weddington High School Athletic Booster Club presentation and possible consideration of Resolution 2026-02 in Support of the Weddington Athletic Booster Club Funding Proposal to Construct a Multi-Purpose Athletic Facility At Weddington High School.**

Sara Van Gundy, president of the Weddington High School Athletic Booster Club, explained that the high school is currently at 106% capacity, with student athlete numbers nearly equaling the entire student population when the school first opened. The Booster Club has been attempting to raise funds to build an expanded weight room and athletic facility, but Union County Public Schools initially rejected their proposal despite not requesting county funding. Ms. Gundy noted that county facilities staff have now acknowledged that Weddington has the greatest need for expanded athletic facilities among all schools, but approval to move forward has still not been granted. The Booster Club is seeking town support through a resolution to help pressure the county to approve the privately-funded project.

Mayor Bell read Resolution 2026-02, which expressed support for the Booster Club's proposal to fund and construct improved athletic facilities at Weddington High School through private donations. The resolution also encouraged the Union County Board of Education to approve and facilitate this privately-funded project.

Motion: Councilmember Ladner made a motion to approve Resolution 2026-02 in Support of the Weddington Athletic Booster Club Funding Proposal to Construct a Multi-purpose Athletic Facility at Weddington High School.

Vote: The motion passed with a unanimous vote.

- B. **Kendall Communications presentation and possible consideration of allowing environmental testing of town property**

Kyle Hembright, founder and CEO of Kendall Communications, presented on behalf of Galaxy Towers regarding potential cell tower installations to address connectivity issues in Weddington. Mayor Bell noted that there are areas in town where deputies' personal radios don't work outside their vehicles, presenting a safety concern. The schools in the area also experience significant connectivity problems.

Ms. Van Gundy returned to describe how the Weddington Athletic Booster Club pays \$315 monthly for Wi-Fi hotspots to run their ticketing and concession operations during events because cell service is so poor. She noted that service has worsened over the years as the school population has increased, creating communication difficulties during events and raising safety concerns.

Mr. Hembright explained that his company specializes in designing more aesthetically pleasing cell towers for communities with stringent design requirements. He showed proposed locations and designs, including a stealth "monopine" tower that would blend with surrounding trees near town property. He also presented a potential clock tower design for a second location near the fire department. He requested permission to conduct environmental testing on town property to determine soil suitability for a potential tower. He emphasized this would be at no cost to the town and would not commit the town to any future agreement.

Councilmember Ladner requested more specific information about the exact location and coverage improvements before making a decision. Mr. Hembright agreed to provide detailed coverage maps and to specifically analyze how the proposed tower would affect connectivity at the schools.

Ms. Wolter explained that a request from Galaxy (represented by Kendall Communications) to conduct soil testing on town property was unusual in its timing, as typically such testing would occur after a contract is in place. She emphasized the need for an agreement with appropriate liability protections before allowing access for testing.

Councilmember Ladner suggested waiting until they knew what problem this testing would resolve before proceeding with paperwork.

Mr. Hembright clarified that soil testing is a lengthy process they hoped to initiate while continuing discussions about tower design. He explained that if the soil testing showed favorable conditions, it would allow the project to move forward.

Councilmember Ladner expressed concern about the lack of information regarding coverage improvement, questioning whether it would only benefit a small area.

Mayor Bell emphasized the safety issues reported by the sheriff's office, high school booster club, and fire department, arguing that they should at least explore the option rather than doing nothing. He noted that if testing showed it wouldn't solve the problem at the school, they wouldn't proceed.

Motion: Councilmember Jones made a motion to allow environmental testing of town Property on Deal Road.

Vote: The motion passed with a 2-2 vote Councilmembers Jones and McLaughlin voted in favor. Mayor Pro Tem Smith and Councilmember Ladner voted against the motion. Mayor Bell voted in favor of the motion.

C. Ordinance CZ 2026-01 - Application by Keystone Custom Homes for Conditional Zoning Approval for development of a 12-lot subdivision on 3009 Forest Lawn Drive (Parcel number 07150015)

i. Public Hearing

Mayor Bell opened the public hearing at 8:11 p.m.

Mr. Gordos presented the project. He explained that this was a conservation subdivision where lots would be significantly smaller than the standard 1-unit-per-acre in exchange for designating 50% or more of the land as open space. Mr. Gordos noted this was the first project voluntarily subject to the town's new tree ordinance, which requires a full tree survey. He described the property as approximately 17 acres with significant topography changes, floodplain areas, and wetlands at the back of the property. The proposal included a stub road connection to an adjacent property for future connectivity and would be connected to sewer and Union County water. Mr. Gordos explained that the conservation subdivision approach would keep the floodplain and wetlands areas as common open space rather than including them in private lots. He highlighted that the project had been under discussion for nearly a year, with two presentations to the planning board. A key focus of the application is tree preservation. The site contains 1,295 trees, with 795 to remain after development. Mr. Gordos presented maps showing which trees would be removed versus preserved, noting that two of four significant heritage trees at the front of the property would be removed due to road placement. He explained the developer would plant supplemental trees, including street trees and 4-6 trees per backyard. He acknowledged that while the project met most requirements, there were some issues that should be addressed, including the lack of a neighborhood green and architectural standards. He suggested the Council could approve a development agreement to ensure architectural quality.

Alan Bank of Keystone Custom Homes thanked the town for working with them on the tree ordinance requirements. He introduced Wayne Helms, the current property owner who had lived there for 60 years and was looking to move on from the property. Mr. Bank presented architectural renderings showing mixed materials, high pitched roofs, and multiple gables. He noted they could commit to 8 of 12 homes having side-load garages, with the possibility of more.

Chad Emerine, 953 Eagle Road, raised concerns that the application was incomplete, lacking required breakdowns of primary conservation land acreage. He argued the project failed to comply with UDO requirements regarding the percentage of conservation land from steep slopes, wetlands, and submerged lands. He also noted the absence of a required neighborhood green.

Keith Fenn from the developer responded that all conservation areas were being respected and would not be disturbed by grading.

Mayor Bell closed the public hearing at 8:39 p.m.

ii. Discussion and Possible Consideration

Councilmember Jones questioned how much of the 16.66-acre lot was actually buildable, given the floodplains and steep slopes. He also questioned whether the UDO required both open space and trails, not one or the other as suggested.

Mr. Gordos acknowledged that his initial recommendation to the planning board was for both a neighborhood green and a walking trail, though he noted the ordinance language regarding the requirement was not explicit.

Mr. Fenn cited topography challenges and the desire to preserve trees. He explained they were achieving about 65% tree preservation and creating a green space would compromise that goal.

Mayor Bell expressed concern about incomplete information in the application, noting that the staff report stated "positive finding of compliance cannot be made" and "compliance cannot be determined."

Mayor Pro Tem Smith emphasized that the developers should provide clear calculations on buildable versus non-buildable land, rather than staff having to figure it out. He also raised concerns about tree preservation, questioning whether the plans accurately represented which trees would be saved beyond the heritage trees.

Council members expressed frustration that they couldn't determine if the project complied with density requirements since they didn't know how much of the land was unbuildable. They also questioned why the application had progressed to the Council level with these outstanding issues.

Mayor Bell asked for more accurate information regarding tree preservation and compliance with the UDO requirements.

Mayor Pro Tem Smith expressed concerns about tree preservation, questioning how many trees would actually be saved beyond the designated heritage trees. He noted that while the large heritage trees were being addressed, there seemed to be limited information about preserving other sizable trees. Smith requested clarification on how much area would be graded and what trees outside the building pads would be preserved.

The applicant explained that mass grading would not be possible for this project due to the trees being preserved, noting they would need to work around trees and protect root systems. They indicated that trees in rear yards that were not explicitly marked on plans would generally remain, especially those near heritage trees beyond buildable areas.

Mr. Gordos explained the current tree preservation requirements in the UDO, noting that trees within building pads can be removed, and those outside can be removed for utilities, stormwater retention, and right-of-way purposes. He clarified that the rear yards, particularly in flatter areas of the property, offered the best opportunity for tree preservation.

Mr. John Floyd, representing the developer, stated that the project would not be economically viable with fewer than 12 lots. He acknowledged the Council's concern about needing verification of the

buildable acreage calculation but emphasized the effort already made to preserve trees and work within the site's constraints.

Motion: Mayor Pro Tem Smith made a motion to table the application by Keystone Custom Homes for conditional zoning approval of a 12-lot subdivision until the February 2026 Regular Town Council meeting to get calculation of total land and total land in flood plain and steep slopes over 25% for the yield plan.

Vote: The motion passed with 3-1 vote. Mayor Pro Tem Smith, Councilmembers Ladner and McLaughlin voted in favor. Councilmember Jones opposed.

iii. Statement of Land Use Consistency

D. Approve Release of Roadway Performance Bond #0192527 in the amount of \$579,478.51 for Weddington Preserve Subdivision

Mr. Gordos presented the request to release the roadway performance bond for Weddington Preserve subdivision. He explained that the bond, dating back nearly 10 years, was for road infrastructure that had been built to DOT standards and maintained in good condition. Mr. Gordos noted that while the NC Department of Transportation had accepted most of the roads in the subdivision in 2021, they declined to take over one stub road that only served one house. Despite this, staff recommended releasing the bond because the developer had fulfilled their obligation to build the road to standards.

Bob Wilson from LaBell Associates confirmed that the developer had completed all required infrastructure. He noted that water and sewer were accepted by Union County Public Works in 2016, and DOT signed off on the roads they would accept in 2021. He explained that the stub road was required by the town's land use code but wouldn't require maintenance for many years.

Council discussed notifying both the affected homeowner and the HOA about the situation with the stub road that would remain private.

Motion: Councilmember Ladner made a motion to release Roadway Performance Bond #0192527 in the amount of \$579478.51 for Weddington Preserve Subdivision

Vote: The motion passed with a unanimous vote.

Staff was directed to notify the homeowner and the HOA regarding the stub road refused by NCDOT.

E. Discussion of Appointment for Planning Board Vacancy

The Council discussed the process for filling Planning Board vacancies. They noted there were currently 12 applicants for the position vacated by Nancy's resignation, and another position (currently held by Rusty) would be coming open in March.

Councilmember McLaughlin emphasized the importance of following the established process for transparency and community engagement. The Council agreed to move forward with interviewing candidates for both positions concurrently, with the goal of making a decision on Nancy's replacement at the February meeting and on Rusty's position in March.

The Council directed staff to continue accepting applications and to post information about the openings on the town website, email list, and Facebook page. They agreed to begin interviews in two weeks and to re-rank applications if additional candidates applied.

F. Discussion and Possible Consideration of Adoption of Park and Event Committee Rules of Procedure

The Council reviewed the proposed rules of procedure for a Park and Event Committee. Councilmember McLaughlin suggested two amendments: changing the term limits from 6 years to 2 years for three members, and removing the provision allowing a non-Weddington resident to serve on the committee.

The Council also discussed the relationship between the committee and the Council, with Karen Wolter (Attorney) clarifying that any committee expenditures would need to be approved through the Council's budget process. They emphasized that the committee would be for planning town events regardless of whether a park is ultimately developed.

- Motion:*** Councilmember McLaughlin made a motion to adopt the Park and Event Committee Rules of Procedure as amended to change term limits and ensure all members are town residents.
- Vote:*** The motion passed with a unanimous vote.

Council directed staff to applicants for park and events committee for appointment in March.

12. Code Enforcement Report

Ms. Dewey provided an update on code enforcement activities, noting that letters were being sent to violators, though no fines had been collected yet. She mentioned some challenging cases were being addressed.

Councilmember Jones inquired about a specific unbuildable lot violation, suggesting that staff reach out to the HOA since they might have more leverage to address the issue than the town. Mr. Gordos agreed to contact the HOA.

13. Update from Finance Officer and Tax Collector

Ms. Gaylord presented the December financial statements and tax report, noting the town was at the six-month mark of the fiscal year. She reported that a previously approved budget amendment was reflected in the numbers and the town was in good financial shape. She pointed out one discrepancy in the tax report where the transactions section showed November numbers but assured the Council that the outstanding tax figures for December were correct.

14. Updates from Town Planner and Town Administrator

Mr. Gordos reported that several large subdivisions were anticipated in spring 2026, including the Bellevue project at Ray Road and Providence, the Morris Farm property (under contract by Toll Brothers), and a third project recently brought to his attention. He noted that the town's revised fee schedule would better reflect the staff time required for processing these applications.

15. Transportation Report

Mayor Bell reported that the CRTPO did not meet in December. He noted the opening of the Weddington Road ramp on 485 and indicated that DOT expected Highway 485 South to open in February with express lanes. He mentioned the state was planning to keep tolls lower than on Highway 77 North to encourage usage. Mayor Pro Tem Smith inquired about the stoplight at Forest Lawn, and Mayor Bell reported that DOT indicated it was still in the design phase and would take a couple more months before proceeding.

16. Council Comments

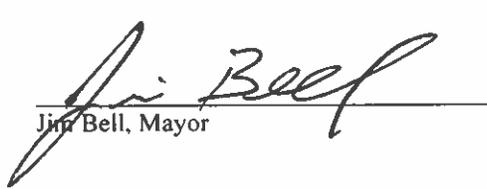
Mayor Pro Tem Smith stated that the WUMA meeting will be in Weddington on January 22nd. Councilmember Jones thanked the staff for their hard work and for helping educate him on processes as a new council member. Councilmember Ladner thanked staff for their relentless work and the citizens who stayed until the end of the meeting for their patience. Councilmember McLaughlin expressed appreciation to the staff and the town attorney for their guidance. She mentioned the upcoming training for council members and looked forward to continuing to provide helpful perspective. Mayor Bell thanked the citizens who remained until the end of the meeting and expressed appreciation for the staff's work.

17. Adjournment

Motion: Mayor Pro Tem Smith made a motion to adjourn the January 12, 2026 Regular Town Council meeting at 10:03 p.m.
Vote: The motion passed with a unanimous vote.

Approved: February 9, 2026


Karen Dewey, Town Administrator/Clerk


Jim Bell, Mayor



**RESOLUTION IN SUPPORT OF ELIMINATING THE CONNECTION OF
WEDDINGTON HILLS DRIVE TO THE PROPOSED HWY 84 EXTENSION AND
CONSTRUCTING A CUL DE SAC
R-2026-01**

WHEREAS, the North Carolina Department of Transportation (NCDOT) has proposed an extension of Rea Road from Providence Road to Highway 84; and

WHEREAS, as part of the planning and design process for the Rea Road Extension, NCDOT is evaluating alternative roadway designs and their potential impacts on surrounding and established residential neighborhoods; and

WHEREAS, NCDOT has engaged with residents of the Weddington Hills community, who have expressed concerns regarding connectivity, traffic impacts, and neighborhood character associated with a direct connection between Weddington Hills Drive and Highway 84, and have requested design modifications to address those concerns;

NOW, THEREFORE, BE IT RESOLVED, that the Weddington Town Council formally expresses its support for a roadway design that includes the construction of a cul-de-sac at the terminus of Weddington Hills Drive, thereby eliminating a direct connection to the proposed Highway 84 extension; and

BE IT FURTHER RESOLVED, that the Weddington Town Council respectfully requests that NCDOT incorporate this design modification into its evaluation and planning for the Rea Road Extension project in order to mitigate impacts to the Weddington Hills neighborhood.

Adopted this 12th day of January, 2026.


Jim Bell, Mayor

Attest:


Karen Dewey, Town Administrator/Clerk





**A RESOLUTION IN SUPPORT OF THE WEDDINGTON ATHLETIC BOOSTER CLUB
FUNDING PROPOSAL TO CONSTRUCT A MULTI-PURPOSE ATHLETIC FACILITY
AT WEDDINGTON HIGH SCHOOL.
R-2026-02**

WHEREAS Weddington High School opened in 2000 to serve approximately 750 students; and

WHEREAS since its opening, the student population is 2.65 times larger at approximately 1,900 students, reflecting the rapid residential growth in the Weddington community and the continued excellence of Union County Public Schools; and

WHEREAS Weddington High School now serves between 650 and 750 student athletes, meaning the number of student athletes alone nearly equals the school's total enrollment when it was first constructed; and

WHEREAS Weddington High School is ranked #1 for public high schools for athletes for three years in a row per Niche rankings; and

WHEREAS student participation in athletics at Weddington High School continues to increase each year; and

WHEREAS participation in athletics promotes physical health, academic engagement, discipline, teamwork, leadership, and a sense of belonging; all values that strengthen both individual students and the community as a whole; and

WHEREAS the current weightlifting and strength-and-conditioning facility was designed for a student population of roughly 1,000 and is now operating well beyond its intended capacity, resulting in crowded and extended usage from early morning until late evening; and

WHEREAS these conditions have created safety challenges, limited

access for student-athletes, and increased risk of injury due to insufficient space and equipment availability; and

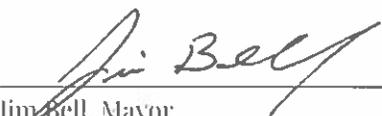
WHEREAS the Weddington Athletic Booster Club has offered to fund the construction and improvement of a new or expanded strength and conditioning facility entirely through private donations, at no cost to taxpayers or Union County Public Schools; and

WHEREAS such an investment would improve safety, enhance athletic performance, and reinforce the Weddington community's longstanding commitment to excellence in academics, arts, and athletics.

NOW, THEREFORE, BE IT RESOLVED that the Town of Weddington, North Carolina, hereby expresses its strong support for the Weddington Athletic Booster Club's proposal to fund and construct an improved strength and conditioning facility at Weddington High School through private donations; and

BE IT FURTHER RESOLVED that the Weddington Town Council encourages the Union County Board of Education to approve and facilitate this privately funded improvement project in partnership with the Weddington Athletic Booster Club, ensuring compliance with all relevant construction, safety, and district guidelines; and

BE IT FINALLY RESOLVED that the Town of Weddington commends the Weddington Athletic Booster Club, parents, students, and community supporters for their dedication to enhancing student safety, health, and opportunity, and for continuing to make Weddington High School a model of community pride and achievement.



Jim Bell, Mayor

Attest:



Karen Dewey, Town Administrator/Clerk





**TOWN OF WEDDINGTON
PARK AND EVENTS ADVISORY BOARD
RULES OF PROCEDURE**

The Town of Weddington Park and Events Advisory Board is responsible for advising and making recommendations to the Town Council on all matters relating to the establishment, maintenance, and operation of the park property and event programs for the Town and its inhabitants, and to carry out other duties as may be assigned by the Town Council. The Board shall consist of seven (7) appointed residents as board members and one (1) non-voting/liason/representative Town Council member. Board members serve at the pleasure of the Town Council and may be removed for any reason or no reason upon majority vote of the town council. Members shall be appointed for terms of four years; for purposes of the initial board, there shall be four members appointed for initial terms to expire on December 31, 2028, and thereafter, the terms for those seats shall be for four years. The remaining three members of the initial board shall be appointed for initial terms to expire December 31, 2030, and thereafter, the terms of those seats shall be for four years.

The purpose of the Park and Events Advisory Board shall be to study and advise the Town Council on events and park needs of the Town of Weddington. The Park and Events Advisory Board shall provide a means of encouraging community involvement as it pertains to park use and recreational programming to enhance the quality of life and foster a sense of community through recreational community programs for Town citizens. The basic function of the Board is to promote community for the citizens of Weddington. This board will consult with and advise the Council on matters affecting the overall event policies of the Town. The Board will make recommendations to Town Council concerning event planning, promotion and implementation.

The Duties of this Board are to:

- Serve as an advisory body to the Council on matters related to year-round programs and events, including, but not limited to, *(these are examples only)*
 - Festivals, which could include Spring, Fall, Summer
 - Town Hall Christmas Decorating,
 - Christmas Tree Lighting Ceremony
 - Coordination with other local municipalities for joint recreational activities, e.g. Waxhaw 4th of July parade, Monroe Christmas Parade
 - Beautification, including Litter Sweep
- Work with the Town Council to develop event opportunities for new events and present specific plans to Council for their consideration.

- Provide to Town Council, no later than March 15, a budget for all Parks & Recreation activities to be undertaken for the ensuing fiscal year.
- Keep informed about current trends in park services and administration,
- Develop long-range plans for park facilities, consistent with Council Priorities.
- Recommend types of park and event services for the Town.
- Investigate sources of funding for park and event services and facilities, including Grant availability.
- Recommend policies for acceptance and use of gifts, sponsorships, and grants for park and events purposes.
- When appropriate, provide an article for the Town Newsletter informing citizens of upcoming events and promote through social media and other platforms.
- Perform other duties as requested by the Town Council.
- Recommend approval of rules and procedures pertaining to the use of public parks and facilities including suggested fees and charges.

OFFICERS

- A. **CHAIR:** The Chair will be appointed by the Town Council annually. The Chair shall preside at each meeting and shall decide all points of order and procedure. The Chairman shall vote only in case of a tie and instances where there are only three other voting members present. The Chair shall establish an agenda for each meeting. Upon resignation or incapacity of the Chair, the Vice-Chair shall assume this position until the term has expired. The Councilmembers shall appoint a new Vice-Chair within ninety (90) days to complete the existing term of office.
- B. **VICE-CHAIR.** The Vice-Chair shall be appointed by Town Council. This position is responsible for acting in place of the Chair during any absence and for supporting the Chair as needed.
- C. **SECRETARY:** The Town Clerk shall serve as the secretary.
- D. **APPOINTMENT PROCESS:** On or before November 1 of each calendar year, those board members interested in holding an officer position on the board shall submit their name to the Town Clerk for consideration by the Town Council. The Town Council shall appoint or reappoint officers at the December Town Council Meeting of each calendar year.

ATTENDANCE

In order for the Park and Recreation Advisory Board to carry out its duties and responsibilities, it is necessary for all members to attend the meetings, consistently attend volunteer events/projects, and conscientiously carry out their duties as a board member. If any voting member is absent without excuse for three consecutive regular meetings or fails to attend at least seventy-five percent (75%) of the regular meetings and events within the preceding twelve-month period, the Chair may request that the position be vacated and a replacement be made by the Town Council

VOTING AND CONFLICT OF INTEREST

All voting members of the Board shall vote on every issue except in a situation where a member of the Board shall be excused from voting by the Chair. The Chair may excuse a member from voting if that member has a personal or financial interest in the matter upon which a vote is taken.

No member of the Board shall seek to influence a decision, participate in any action or cast a vote involving any matter that is before the Board which may result in a private benefit to themselves, their immediate relatives or their business interest. A member may be excused from voting on a particular issue under the following circumstances:

1. If the matter at hand involves the member's own official conduct; or
2. If the member has such close personal ties to the matter at hand that he/she cannot reasonably be expected to exercise sound and impartial judgment on behalf of the public's interest.

If a Board member determines that they may have a conflict of interest on a particular issue, they shall declare the nature of such conflict and ask to be excused from voting on the issue related to such conflict. The remaining voting members, by majority vote, shall determine whether such conflict exists and whether said member shall be excused from further deliberations on said matter. In no instance may a member be excused from voting merely due to an unwillingness to vote on the issue at hand and where no conflict of interest is found to exist.

A challenge to the existence of a conflict of interest or a challenge of an undisclosed conflict of interest may be filed by any interested party on the Board. Such a challenge may be an appeal for a review of the findings of the Board or may be for the purpose of alleging an undeclared conflict of interest. Any challenge made to the Board shall be supported by competent evidence and shall be submitted at a properly convened meeting of the Board. The Board shall hear all evidence and, by majority vote of the remaining members, shall make the final decision as to the existence of a conflict of interest. In the event a member is not excused from voting but chooses to abstain, the vote will be recorded as an affirmative vote.

CODE OF ETHICS

All members of the Board shall comply with the Town of Weddington Advisory Board Code of Ethics. Members of the Board may be removed for any reason by the Town Council, including deliberate violation of these Rules.

MEETINGS

- A. **REGULAR MEETINGS.** Regular meetings of the Board shall be held on the first Monday of every month in the Council chambers of the Town Hall.
- B. **SPECIAL MEETINGS.** Special meetings of the Board shall be held at a time and place designated by the Chair, or any two Board members, providing at least 48 hours' notice is provided to the members and the public.

- C. **CANCELLATION OF MEETINGS.** When there is no business for the Board, monthly meetings may be canceled. Notice will be given to all members and the public about the cancellation.
- D. **QUORUM.** A quorum consists of a majority of the voting members of the Board, not vacant.
- E. **CONDUCT OF MEETINGS.** All meetings shall be open to the public. The order of business, except as otherwise directed by the Chairman, shall be as follows:
 - 1. Determination of Quorum
 - 2. Approval of Minutes of Previous Meetings
 - 3. Public Comment
 - 4. Old Business
 - 5. New Business
 - 6. Other Business
 - 7. Adjournment
- F. **PUBLIC COMMENTS.** Public comments will follow the same rules set for Planning Board Public Comments.
- G. **CONTINUATION OF MEETINGS.** Meetings may be continued from one date to another provided that the reconvened meeting is held in a conveniently located meeting site in the Weddington area.
- H. **PLACEMENT OF ITEMS ON THE AGENDA.** Board members shall be authorized to place items on a meeting agenda. Non-Board members wishing to have agenda items heard shall submit their requests, including associated written materials, to the Secretary at least ten (10) days prior to the Board meeting.

AMENDMENTS

These rules, within the limits allowed by law, may be amended at any time by an affirmative vote of a majority of the entire membership of the Board, provided that such amendment is presented in writing at a meeting preceding the meeting at which the vote is taken.

PARK AND EVENTS ADVISORY BOARD MISSION STATEMENT

The Town of Weddington Park and Events Advisory Board serves to promote a sense of community, encourage fellowship, and cultivate pride in the Town of Weddington. To accomplish these goals, we shall strive to develop and maintain a quality park and facilities, and provide recreational programs and events which will enrich the quality of life for residents, visitors and future generations.

Acknowledged by:

Board member: _____

Date: _____

Approved by unanimous vote 1/12/2026

Mayor: *Jeri Beaf* Date: 1/12/2026

Town Administrator/Clerk: *Karen Dwyer* Date: 1/12/2026