



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, APRIL 13, 2026 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA ****AMENDED AT MEETING****

1. Call to Order
2. Determination of Quorum
3. Pledge of Allegiance
4. Additions, Deletions and/or Adoption of the Agenda
5. Conflict of Interest Statement: *In accordance with state law, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
6. Mayor/Councilmember Reports
7. Public Comments
8. Public Safety Report
9. Presentation From Active Waste
10. Consent Agenda
 - A. February 12, 2026 Town Council Worksession Retreat Minutes
 - B. March 9, 2026 Town Council Regular Meeting Minutes
 - C. Approve Continued Participation in Union County Urban Forestry Contract
 - D. Authorize Tax Collector to charge off 2014 Property Taxes
11. Old Business
 - A. Discussion of Environmental Survey Scope of Work
 - B. Discussion and Consideration of Website Redesign Contract
12. New Business
 - ~~A. CZ-2026-02—Application by Toll Brothers for Conditional Zoning Approval for development of a 39 lot subdivision at 5017 Weddington Matthews Road and Statement of Land Use Consistency~~
 - ~~i. Public Hearing~~
 - ~~ii. Discussion and Consideration~~
 - ~~iii. Statement of Land Use Consistency~~
 - A. Text Amendment O-2026-1 Section D607C. Conditional Rezoning
 - iv. Public Hearing
 - v. Discussion and Consideration
 - vi. Statement of Land Use Consistency
 - B. Text Amendment O-2026-2 Section D917A.(G) Private Roads and Gatehouses; D917B.(L) Design Standards Specific to the Conservation Lands; D917E.(D) Lots in Floodplains

- vii. Public Hearing
 - viii. Discussion and Consideration
 - ix. Statement of Land Use Consistency
 - C. Discussion of New Text Amendments
 - x. Section D-917D (A) Agricultural Uses (chicken coops)
 - xi. Architectural Standards
 - xii. Engineer review of projects prior to Planning Board
 - D. Discussion and Consideration of Appointments to Board of Adjustment
 - E. Discussion of amending Board of Adjustment Rules of Procedure
 - F. Discussion and Consideration of amendments to Planning Board Rules of Procedure
 - G. Appointments to the Park and Events Advisory Board
 - H. Discussion of Town of Weddington Youth Council
 - I. Discussion of timing of Town Council Packets
 - J. *Discussion of Code Audit of Nuisance Ordinances*
 - K. *Discussion of Resolutions of Support of Legislation to Remove Fluoride from Water Supply*
 - L. *Designate Councilmember as voting delegate for the NC League of Municipalities Board Elections*
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. Enter into Closed Session NCGS 143-318.11(a)(3) consult with attorney and (6) personnel
 19. Adjournment



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MINUTES
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1. Call to Order

Mayor Jim Bell called the April 13, 2026 Weddington Town Council Regular Meeting to order at 7:00 p.m.

2. Determination of Quorum

All Councilmembers were present: Mayor Jim Bell, Mayor Pro Tem Tom Smith, Councilmembers Darcey Ladner, Ellen McLaughlin, and Clayton Jones

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

Visitors: Kurt Voorhies, Liz Holtey, Richard Bailey, Steve Holmes, LB Fleener, Chad Emerine, Gayle Butler, Bob Griswold, Steven Robb, Eric Williams, Bill Cathy, Darrell Parker, Jim Reichenbach, Bill Deter, Mark Pedersen, Chris Faulk, Susan Bridges, Frank Bridges, Christopher Neve, Anne Marie Cruz, Rusty Setzer, Brian Mason, Angela Mason, Terry Finch, Scott Burns, Papsreddy Poreddy, Akshaj Bodapati

3. Pledge of Allegiance

Council led the Pledge of Allegiance.

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

Staff requested to add several items to the agenda:

K. Discussion of audit of nuisance ordinances by Code Enforcement Officer; L. Discussion of Resolutions of support of legislation to remove fluoride from water supply; M. Designate Councilmember as voting delegate for the North Carolina League of Municipalities Board of Directors elections.

Mayor Pro Tem Smith made a minor correction to the retreat minutes changing the word “revised” to “reviewed” in the steep slopes discussion.

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 councilmember had a conflict of interest.

6. Mayor/Councilmember Reports

Councilmember McLaughlin reported on a meeting with the Native Plant Initiative to potentially pilot a program allowing residents to salvage native plants from development sites before land clearing.

Mayor Pro Tem Smith noted that no updates have been received for residential street repaving. He also reported that WUMA did not achieve quorum at their recent meeting and discussed attending a Duke-UNC Peace Conference focused on conflict resolution.

7. Public Comments

Kurt Voorhies, a resident of Arbor Oaks subdivision on Bonner Drive, spoke on behalf of residents of Bonner Drive, Amanda Drive, and Cary Lane regarding the proposed Bonner Drive connection to the Morris Farm development. He stated that the nine-home cul-de-sac was never intended to serve as a cut-through for a neighborhood four times its size. He cited anticipated increases in traffic volume and vehicle speed, safety hazards for the sixteen children residing on Bonner Drive, potential erosion of home values, and the loss of old-growth oak trees at the end of the cul-de-sac as primary concerns. He asked the Council to weigh these impacts when the project comes to a vote.

Richard Bailey, a resident of Cary Lane in Mandy's Plantation since 1982, provided historical context for the road infrastructure in the area. He explained that residents privately organized and funded the paving of Cary Lane and Amanda Drive in the 1980s, forming a homeowners association, collecting funds, selecting a contractor, and completing the roadwork themselves before turning the road over to the State in 1986. He expressed concern that opening the Bonner Drive connection would significantly increase traffic on roads already showing their age, and asked the Council to give the community due consideration given residents' personal investment in that infrastructure.

Steve Holmes, a 45-year resident of Bonner Drive, provided additional context, noting this was the third occasion on which the neighborhood had faced a transportation encroachment. He emphasized that the roads on Cary Lane and Amanda Drive are 17 to 18 feet wide, compared to the 24-foot-wide streets in newer developments such as Vintage Creek, and that NCDOT has confirmed these roads have exceeded their 25-year design life expectancy by 18 years. He argued that introducing additional traffic from 38 or more homes would place an undue and potentially dangerous burden on roads already insufficient for current use.

LB Fleener, a resident of 200 Cary Lane, stated that she considered her neighborhood a close-knit community that had come together on multiple occasions to defend its character. She noted that the road was paved by residents nearly 40 years ago and that recent maintenance by NCDOT did not bring it up to the standard of main roads. She asked the Council to vote against the proposed Bonner Drive extension, characterizing it as detrimental to the community's safety and quality of life.

Chad Emerine, a resident of Eagle Road, commented on three agenda items. Regarding the environmental survey scope of work, he encouraged the Council to begin designating environmentally sensitive areas on a map without further delay, citing known resources such as the Bald Eagle's Nest, Arrow Plantation's lake, 12 Mile Creek, and the Mundy's Run Basin. Regarding architectural standards, he advocated for requirements such as more masonry exteriors, side-load garages, crawl space foundations, and covered concrete foundations, noting that some builders provide higher standards in adjacent communities such as Marvin. Regarding the website redesign, he suggested allowing a public input window and including a project status map showing the stage of each development proposal. He also raised a question about whether the Planning Board's rules of procedure regarding minor subdivision plat review were being applied consistently with the UDO.

Christopher Neve, a resident of 110 Chase Stone Court, expressed disappointment at the Council's prior approval of a subdivision with half-acre lots on Forest Lawn Drive, noting that three sitting Council members had publicly stated support for one-acre minimum lot sizes. He clarified for the record that conditional zoning remains available in Weddington and that the Council retains authority to place reasonable conditions on development applications, including conditions related to lot size, provided such conditions are not arbitrary, unduly discriminatory, and are in the public interest and consistent with the town's land use plan. He also addressed the Toll Brothers development, noting the Council's authority to condition that application, and urged financial prudence regarding the proposed park, asking that a clear funding and maintenance plan be established before reserve funds are committed.

Brian Mason, a resident of Cherry Hollow Lane in Willow Oaks subdivision, noted that the proposed Morris Farm development would back directly onto his property. He expressed broader concerns about the pace and density of development in the area, the inadequacy of two-lane roads to handle cumulative traffic growth, and the difficulty of accessing his neighborhood safely at peak hours. He urged the Council to hold developers accountable by requiring infrastructure improvements as a condition of development approval rather than relying solely on NCDOT or other governmental processes.

Scott Burns, a resident of Bonner Drive for 21 years and a board member of the Arbor Oaks homeowners' association, reiterated the concerns raised by prior speakers and stated he wished to be formally on record in opposition to the Bonner Drive cut-through. He noted that the issue was not limited to Bonner Drive alone but affected a broader community and asked the Council to vote no on the proposed connection.

8. Public Safety Report

Deputy Plyler presented the Public Safety Report: The report included 34 business checks, 645 preventative patrols, 8 residential security checks, and 146 traffic stops, with a primary focus on speeding enforcement in school zones along Providence Road. Deputy Plyler also noted a recent increase in incidents involving e-bikes and e-mopeds being operated on public roads outside the bounds permitted by law, and cautioned residents to ensure these vehicles are operated safely and responsibly.

Councilmember McLaughlin commended the Sheriff's Office for its rapid and professional response to an alarm call at a private residence, noting that deputies arrived within approximately four minutes.

9. Presentation From Active Waste

Terri Hazelton, representing Active Waste in a governmental solutions capacity, presented an update on recycling services. She reported that Weddington residents recycled approximately 204.5 tons of glass in the prior year. She noted that one ton of glass can produce approximately 2,000–2,400 new bottles or cover roughly 20–25 square feet of road base at four inches of depth. She acknowledged that glass is among the least commercially valuable recyclable commodities and indicated that Active Waste is working toward opening its own glass processing facility by August 2026.. Mayor Bell raised the possibility of adjusting the balance of pickup frequencies between glass recycling and plastic/cardboard recycling, noting that resident feedback reflects heavier use of the latter. Ms. Hazelton indicated a willingness to discuss contract modifications to better serve current resident usage patterns. Councilmember McLaughlin raised the question of whether resident effort in preparing recyclables is efficiently directed, noting uncertainty about mixed-material items. Ms. Hazelton acknowledged the gray area and confirmed that plastic liners on paper products should be removed when possible, and that wet paper cannot be processed. She affirmed that washing containers prior to recycling is beneficial.

10. Consent Agenda

- A. February 12, 2026 Town Council Worksession Retreat Minutes**
- B. March 9, 2026 Town Council Regular Meeting Minutes**
- C. Approve Continued Participation in Union County Urban Forestry Contract**
- D. Authorize Tax Collector to charge off 2014 Property Taxes**

11. Old Business

- A. Discussion of Environmental Survey Scope of Work**

Mayor Pro Tem Smith advocated for conducting an environmental survey of undeveloped areas to identify sensitive lands and potential regulatory opportunities. Josh Allen from SWCA Environmental Consultants explained the scalable nature of such surveys and the challenges of working on private property. The council discussed incorporating community engagement and the timeline for desktop versus field assessments. Staff was directed to develop options and pricing for consideration.

B. Discussion and Consideration of Website Redesign Contract

Council discussed the need to update the website to meet ADA compliance requirements by next April. Two proposals were reviewed from Civic Plus and Revise. Staff recommended Revise as better suited for a smaller town with limited staff, offering pricing stability and a free upgrade within four years.

Motion: Mayor Pro Tem Smith made a motion to authorize staff to enter into contract with Revize Option2 with the AI chatbot function.

Vote: The motion passed with a unanimous vote.

12. New Business

A. CZ 2026-02 - Application by Toll Brothers for Conditional Zoning Approval for development of a 39-lot subdivision at 5017 Weddington Matthews Road and Statement of Land Use Consistency

- i. Public Hearing**
- ii. Discussion and Consideration**
- iii. Statement of Land Use Consistency**

Due to technical concerns raised by the Planning Board Chairman regarding stormwater compliance with NCDEQ requirements and a public notice error, the application was deemed not ready for council consideration. Toll Brothers requested to return to the planning board to address outstanding conditions.

Motion: Mayor Pro Tem Smith made a motion to remove item 12.A. from the agenda.

Vote: The motion passed with a unanimous vote.

B. Text Amendment O-2026-1 Section D607C. Conditional Rezoning

Mr. Gordos explained this amendment corrects a grammatical error and adds Table 8D as a visual aid showing the two development routes available for vacant land zoned R-CD.

i. Public Hearing

The public hearing was opened and closed without any speakers.

ii. Discussion and Consideration

Motion: Mayor Pro Tem Smith made a motion to approve Text Amendment O-2026-01 Section D 607C. Conditional Rezoning as presented.

Vote: The motion passed with a unanimous vote.

iii. Statement of Land Use Consistency

- Motion:** Mayor Pro Tem Smith made a motion to approve the statement of land use consistency as presented: 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.
- Vote:** The motion passed with a unanimous vote.

C. Text Amendment O-2026-2 Section D917A.(G) Private Roads and Gatehouses; D917B.(L) Design Standards Specific to the Conservation Lands; D917E.(D) Lots in Floodplains

Mr. Gordos described these as grammatical corrections, including referencing exhibit 2B, removing ambiguous language, and eliminating duplicate references to basements in floodplain regulations.

i. Public Hearing

The public hearing was opened and closed without any speakers.

ii. Discussion and Consideration

- Motion:** Mayor Pro Tem Smith made a motion to approve Text Amendment O-2026-02 Section D917A.(G) Private Roads and Gatehouses; D917B.(L)Design Standards Specific to the Conservation Lands; D917E.(D)Lots in Floodplains
- Vote:** The motion passed with a unanimous vote.

iii. Statement of Land Use Consistency

- Motion:** Mayor Pro Tem Smith made a motion to approve the statement of land use consistency as presented: 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.
Vote: The motion passed with a unanimous vote.

D. Discussion of New Text Amendments

i. Section D-917D (A) Agricultural Uses (chicken coops)

Mr. Gordos explained that the current UDO requires agricultural chicken coops to be set back 150 feet from property lines. While this requirement is manageable on large parcels, it effectively prohibits residents on standard one-acre lots from keeping the any hens permitted by code, as no structure can be sited within that setback constraint on a typical residential lot. He noted that an accessory structure, by comparison, requires only a 15-foot setback.

Councilmembers expressed general agreement that the 150-foot requirement is disproportionate for a modest structure housing six hens and directed staff to develop a text amendment establishing a more reasonable setback and, potentially, a size limitation for the structure. The amendment will be bundled with other pending UDO housekeeping items and referred to the Planning Board for recommendation.

ii. Architectural Standards

Mayor Bell outlined a set of preferred architectural features the Council would like to present to developers as part of the conditional zoning process. He noted that while North Carolina state law prohibits municipalities from mandating residential architectural standards through the UDO, these preferences could be offered as voluntary conditions sought during conditional zoning negotiations. Town Attorney Wolter confirmed this approach, clarifying that any agreed-upon conditions would need to be voluntarily accepted by the developer. The Council identified the following as priority items to present to developers:

- Crawl space or basement foundations (no slab construction)
- Side-entry garages
- A minimum of three-sided masonry exteriors (brick, stone, or stucco)
- Coverage of exposed concrete foundations with brick or stone

Councilmember McLaughlin suggested adding a tree canopy component such as requiring two native oaks per front yard selected from a vetted species list as an additional voluntary request. Mayor Pro Tem Smith noted that the existing UDO already requires two front-yard and four rear-yard trees but allows any species from the Union County arborist list and suggested tightening that standard to require specific long-lived hardwood species. Mr. Gordos confirmed that the tree planting requirement is within the UDO's regulatory authority and can be amended independently. Staff was directed to consult with Union County Urban Forester Keith O'Herrin for recommended species and to develop a UDO amendment accordingly.

Staff was directed to develop a formal wish list based on this model for use in future developer meetings.

iii. Engineer review of projects prior to Planning Board

Mayor Bell raised the concern that engineering review by the town engineer had not been occurring prior to planning board consideration, as illustrated by the deficiencies identified in the Morris Farm application only after the Planning Board had already acted. He requested that the UDO be amended to add engineer review as a mandatory step in the development review process, prior to the Planning Board making its recommendation.

Mr. Gordos noted that the recently adopted Appendix 2B already requires a schematic-level of engineering detail at the time of conditional zoning application making a corresponding town engineer review both logical and appropriate. He confirmed this would require a UDO amendment and that the cost of the review should be charged to the applicant, not absorbed by the town.

Mr. Wolter described the anticipated scope of review: the town engineer would evaluate whether the schematic-level engineering submitted is on the right track and feasible, with full detailed engineering review following later in the construction document phase. She noted that monitoring of stormwater systems at each phase of development, including final testing upon completion, would also be reinforced.

Councilmember Jones emphasized that the engineer review must be substantive and thorough and must occur before the Planning Board votes, not between the Planning Board and Council. Mr. Gordos confirmed that the intent is a meaningful written recommendation from the town engineer provided to the Planning Board, with costs billed to the developer, and that this direction was sufficient for staff to draft the appropriate code amendment.

E. Discussion and Consideration of Appointments to Board of Adjustment

The Council discussed the designation of alternate members to the Board of Adjustment, consistent with the established practice of appointing the two newest board members as alternates. Mayor Bell requested that alternates be seated in the audience rather than at the dais during Board of Adjustment proceedings to avoid confusion, until such time as they are called upon to serve.

Motion: Councilmember McLaughlin made a motion to appoint Taylor Grove as Alternate to the Board of Adjustment.

Vote: The motion carried with a unanimous vote.

Motion: Mayor Pro Tem Smith made a motion to appoint Rusty Stetzer as Alternate to the Board of Adjustment.

Vote: The motion passed with a unanimous vote.

F. Discussion of amending Board of Adjustment Rules of Procedure

It was noted that the Board of Adjustment Rules of Procedure had not been substantially updated since approximately 2012 and contain outdated statutory references (e.g., references to G.S. 160A rather than the current G.S. 160D). Ms. Wolter indicated she had discussed modernizing the rules with the Town Administrator and was prepared to draft an updated version for Council review.

Staff was directed by consensus to proceed with drafting updated Board of Adjustment Rules of Procedure for future Council consideration.

G. Discussion and Consideration of amendments to Planning Board Rules of Procedure

Mayor Bell identified two specific changes he wished to incorporate into updated Planning Board Rules of Procedure: (1) granting the Planning Board Chair the ability to make motions, and (2) amending the attendance policy so that members missing more than three meetings per calendar year are subject to removal. He noted that a 75% attendance requirement is standard on most state and county boards, with allowance for documented medical exceptions.

Ms. Wolter confirmed there are no legal impediments to either change and noted that the existing rules also require modernization to reflect current statutory references and parliamentary procedure standards.

Staff was directed by consensus to prepare a revised draft of both the Board of Adjustment and Planning Board Rules of Procedure for future Council review.

H. Appointments to the Park and Events Advisory Board

Mayor Bell acknowledged the high quality of applicants who had come forward and expressed gratitude to all who applied and interviewed. He noted that the initial board would include three members appointed to two-year terms and four members appointed to four-year terms to establish a staggered structure, with standard terms thereafter being four years.

Motion: Mayor Pro Tem Smith made a motion to appoint Gayle Butler to a four-year term on the Park and Events Advisory Board, to serve as chairman for the first year.

Vote: The motion passed with a unanimous vote.

Motion: Councilmember Jones made a motion to appoint Paula Smith to a four-year term on the Park and Events Advisory Board, to serve as vice chairman for the first year.

Vote: The motion passed with a unanimous vote.

Motion: Councilmember Jones made a motion to appoint Mike Petrizzo to a 4 year term on the Park and Events Advisory Board.

Vote: The motion passed with a unanimous vote.

Motion: Councilmember Ladner made a motion to appoint Sundar Santhanam to a four year term on the Park and Events Advisory Board.

Vote: The motion passed with a unanimous vote.

Motion: Councilmember Ladner made a motion to appoint Anne Marie Cruz to a 2 year term on the Park and Events Advisory Board.

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

- Motion:** Councilmember McLaughlin made a motion to appoint Kasturi Shetty to a 2 year term on the Park and Events Advisory Board.
- Motion:** Councilmember McLaughlin made a motion to appoint Nicole Dickens to a 2 year term on the Park and Events Advisory Board.
- Vote:** The motion passed with a unanimous vote.

Ms. Dewey was directed to contact all applicants regarding the outcome of the selection process and to coordinate the first organizational meeting of the board in accordance with the adopted bylaws.

I. Discussion of Town of Weddington Youth Council

Mayor Bell described his interest in establishing a Weddington Youth Council in partnership with Weddington High School. He reported meeting with the principal, who expressed strong enthusiasm, and with Representative Willis and Kathy Heintel, both of whom were supportive. Mayor Bell noted that comparable programs exist in Waxhaw, Monroe, and Charlotte.

The proposed structure would involve student-led monthly meetings held at Town Hall, with a teacher from Weddington High School serving as the school-side liaison and a Council member serving as the town-side liaison. The Council member's role would be to be present at monthly meetings and serve as a resource, rather than to manage or direct the program.

The Council by consensus approved the concept and the use of Town Hall for monthly meetings. Councilmember McLaughlin agreed to serve as the primary Council liaison, with Councilmember Ladner serving as the secondary liaison.

J. Discussion of timing of Town Council Packets

Councilmember McLaughlin raised concern that packets are typically distributed on before a Monday meeting, leaving insufficient time for thorough review, particularly for technical development materials.

Councilmember Jones suggested that development-related materials be transmitted to Council as soon as they are ready, rather than held until the full packet is assembled.

K. Discussion of Code Audit of Nuisance Ordinances

Mayor Bell reported that he and Mr. Gordos had met recently with Matt Rea, the town code enforcement officer, to identify gaps and deficiencies in the town's nuisance ordinances. Mr. Rea indicated he could conduct an audit of the nuisance ordinance in approximately 20 hours. The current code enforcement budget has sufficient remaining capacity to cover the estimated cost of \$1,400–\$1,500. The audit will include a review of ordinance language to provide greater enforcement authority, address nuisance property conditions including vehicles, trailers, and motor homes, and will be reviewed by Ms. Wolter prior to any amendments being brought forward. The Council directed staff to proceed.

L. Discussion of Resolutions of Support of Legislation to Remove Fluoride from Water Supply

Mayor Pro Tem Smith explained that the water serving the western portion of Union County originates from the Catawba River and is processed by the City of Lancaster, South Carolina, which fluoridates its water supply. He noted that Union County's own processing plants serving the eastern portion of the county do not fluoridate, and that the Village of Marvin has passed a non-binding resolution requesting that fluoride be removed from the Lancaster-supplied water. Waxhaw was anticipated to consider a similar resolution. Mayor Pro Tem Smith acknowledged differing scientific perspectives on water fluoridation and stated a desire to solicit public input, particularly from residents on county water, before the Council considers a formal resolution. Councilmember McLaughlin noted that fluoride added to municipal water is industrial-grade rather than pharmaceutical-grade and that most of Western Europe has removed fluoride from its water supply without a measurable increase in tooth decay rates. The Council by consensus directed staff to publicize the matter in the town newsletter and on the website to solicit public comments..

M. Designate Councilmember as voting delegate for the NC League of Municipalities Board Elections

The Council designated Mayor Bell as the voting delegate for the North Carolina League of Municipalities Board of Directors election. Ms. Dewey confirmed she would complete and submit the required form.

13. Code Enforcement Report

Mr. Gordos noted that the written code enforcement report was included in the Council packet. He advised that staff will proceed with the nuisance ordinance audit as discussed under the added agenda item (Item K), with completion required within the current fiscal year, prior to July 1.

14. Update from Finance Officer and Tax Collector

Ms. Gaylord reported that monthly financials were included in the packet. She advised the Council of two notable items:

Audit Status: The March 31 deadline for submission of the town's annual audit was not met by the auditor. The auditor has since communicated that the audit is anticipated to be submitted within two weeks. Ms. Gaylord noted that the Local Government Commission (LGC) may issue a notice of non-compliance, and that while the state legislature authorizes withholding of sales tax funds for late audit submissions, this outcome is unlikely given the circumstances. The auditor acknowledged responsibility for the delay and has agreed to reduce her fees accordingly. Once accepted by the LGC, the auditor will present the final audit to the Council for review.

Proposed FY 2026–2027 Budget: Ms. Gaylord reported that the county-provided figures for tax valuation, the urban forestry contract, and the sheriff's contract have been received. The taxable value of real property within the town was confirmed at approximately \$5.1 billion, representing

roughly a 3.5% increase over the prior year due to growth. The estimated sheriff's contract increase was revised upward from 6% to 13.3% due to the county's allocation of a new supervisory sergeant position across all municipal contract municipalities. Staff adjusted other expense line items to absorb this increase without changing the total proposed budget. The public hearing on the proposed budget is anticipated for June.

15. Updates from Town Planner and Town Administrator

Mr. Gordos noted that the Morris Farm application, the Planning Board Chairman, the applicant, and staff are all aligned that the application should return to the Planning Board for resolution of outstanding conditions. He advised that the Grandview subdivision is next in line for Planning Board consideration and that two additional subdivisions have had community meetings but have not yet gone to the Planning Board. He offered to share a project status spreadsheet with all Council members to provide visibility into the development pipeline and the stage of each active project.

Ms. Dewey reported on efforts to source Weddington-branded apparel and merchandise through a local vendor, Signature Services. She indicated she would share a link with the Council for review and proposed exploring a time-limited online ordering window to meet minimum order requirements.

16. Transportation Report

Mayor Bell noted there were no updates to report at this time.

17. Council Comments

Councilmember McLaughlin reminded the public that the Weddington Garden Club meeting would be held the following morning at 9:15 AM at Siler Presbyterian Church, with a program on plant propagation.

Councilmember Ladner addressed the breadth of topics discussed during the meeting and expressed that these measures collectively represent progress toward building a more transparent and resilient local government. She emphasized that the Council's goal remains the preservation of one-acre development standards alongside meaningful protection of green space and natural resources.

Councilmember Jones noted that he had submitted his first contribution to the Council Corner section of the town newsletter and encouraged other Council members to volunteer to write for future editions. He noted that the column is intended to educate residents on items of interest and to address misinformation.

Mayor Pro Tem Smith thanked staff for the extensive work involved in preparing the meeting packet and expressed appreciation to the remaining public attendees for their patience throughout the meeting.

Mayor Bell thanked staff, the Council, and the public for their engagement. He expressed appreciation to those who applied and interviewed for board appointments, noting that the town is fortunate to have a deep pool of qualified residents willing to serve. He encouraged any residents watching the meeting to attend in person and provide input on the fluoride discussion at the May meeting.

18. Enter into Closed Session NCGS 143-318.11(a)(3) consult with attorney and (6) personnel

Motion: Mayor Pro Tem Smith made a motion to enter into closed session pursuant to NCGS 143-318.11(a)(3) consult with attorney and (6) personnel at 10:15 p.m.

Vote: The motion passed with a unanimous vote.

Mayor Bell called the meeting back to order at 11:57 p.m.

19. Adjournment

Motion: Mayor Pro Tem Smith made a motion to adjourn the April 13, 2026 Regular Town Council meeting at 11:57 p.m.

Vote: The motion passed with a unanimous vote.

Approved: May 11, 2026

Karen Dewey
Karen Dewey, Town Administrator/Clerk

Jim Bell
Mayor Jim Bell

TO: Mayor and Town Council
FROM: Kim H. Woods, Tax Collector
DATE: April 13, 2026
SUBJECT: Charge Off of 2014 Property Taxes

North Carolina General Statute 105-378(a) establishes a continuing ten year statute of limitations against enforcement remedies provided by law for the collection of taxes or the enforcement of any liens. The ten year period is measured from the September 1st due date.

In accordance with General Statutes 105.378(a), I am hereby requesting authorization to charge off 2014 personal property taxes as insolvents. The balance is as follows:

2014 \$136.06

Respectfully submitted,

Kim H. Woods
Town of Weddington
Tax Collector

Witness my hand and official seal this 13th day of April 2026.


Jim Bell, Mayor

Attest:


Karen Dewey, Town Clerk