



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JULY 13, 2026 – 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. Public Safety Report
9. Consent Agenda
 - A. Approve June 8, 2026 Regular Town Council Meeting Minutes
 - B. Authorize Tax Collector to Collect 2026 Real Property Taxes
 - C. Approval of CRTPO Memorandum of Understanding
10. Old Business
 - A. Discussion and Possible consideration of contract for public engagement with LaBella
11. New Business
 - A. Discussion and possible contract with Barbee Landscaping
 - B. Discussion regarding amending the Town of Weddington Nuisance Ordinance
 - C. Discussion and Possible action authorizing abatement of Code Enforcement violations

- D. Presentation by NBI Investments, LLC, for a proposed project, the Estates at Weddington, to be located on approximately 23 acres at 3832 Twelve Mile Creek Road (parcel numbers 06099006 zoned RCD, 06099006A zoned RCD, and 06099007 zoned R-40).

12. Update from Finance Officer and Tax Collector

13. Updates from Town Planner and Town Administrator

14. Update from Park and Events Committee

15. Transportation Report

16. Discussion and Possible Action regarding District 3 Vacancy

17. Council Comments

18. *Enter in to closed session pursuant to NCGS 143-318.11(a) (3) and (6) to consult with Town Attorney.*

19. Adjournment



Union County Sheriff's Office

Events By Nature

For the Month of: June 2026

Date of Report

7/1/2026

9:00:42AM

<u>Event Type</u>	<u>Total</u>
911 HANG UP	71
911 TESTING	2
ABC INVESTIGATION	1
ACCIDENT ALPHA	1
ACCIDENT BRAVO	2
ACCIDENT EMD	1
ACCIDENT HITRUN PD LAW	4
ACCIDENT PD ONLY	16
ACCIDENT PININ DELTA	1
ACN BRAVO	1
ALARMS LAW	44
ANIMAL BITE REPORT LAW	2
ANIMAL COMP SERVICE CALL LAW	11
ASSIST EMS OR FIRE	1
ATTEMPT TO LOCATE	4
BOLO	1
BURGLARY HOME OTHER NONBUSINESS	2
BUSINESS CHECK	99
CARDIAC RESPIRATORY ARREST EMD	1
CARELESS AND RECKLESS	14
DISTURBANCE OR NUISANCE	5
DOMESTIC DISTURBANCE	5
DOMESTIC VIOL ORD VIOLATION	1
ESCORT	1
FOLLOW UP INVESTIGATION	10
FOOT PATROL	1
FRAUD DECEPTION FORGERY	6
FUNERAL ESCORT	3

<u>Event Type</u>	<u>Total</u>
HARASSMENT STALKING THREATS	6
IMPROPERLY PARKED VEHICLE	5
INVESTIGATION	7
INVOLUNTARY COMMITMENT	2
JURISDICTION CONFIRMATION LAW	2
MISSING PERSON	2
MOTORIST ASSIST	7
NOISE COMPLAINT	3
POISONING EMD	2
PREVENTATIVE PATROL	552
PROP DAMAGE VANDALISM MISCHIEF	1
RADAR PATROL INCLUDING TRAINIG	31
REFERAL OR INFORMATION CALL	10
RESIDENTIAL CHECK	2
SERVE CIVIL PAPER	29
SERVE WARRANT	1
SUICIDE THREAT	1
SUSPICIOUS PERSON	4
SUSPICIOUS VEHICLE	11
TRAFFIC HAZARD	4
TRAFFIC STOP	88
TRESPASSING	3
WELL BEING CHECK	6

Total Calls for Month: 1,090



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, JUNE 8, 2026 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
PAGE 1 OF 10**

1. Call to Order

Mayor Bell called the June 8, 2026, Regular Town Council Meeting to order at 7:00 p.m.

2. Determination of Quorum

Quorum was determined with Mayor and two Councilmembers present: Mayor Jim Bell, Mayor Pro Tem Tom Smith, and Ellen McLaughlin. Council Member Darcey Ladner was absent.

3. Pledge of Allegiance

Council led the Pledge of Allegiance.

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

Mayor Bell requested the following amendments to the agenda:

- Consent Agenda Item 9 (Project Presentation – “Estates at Weddington”) was removed.

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

Council Member McLaughlin discussed a productive meeting with Mayor Bell and the Union County Public Schools Superintendent on a students-on-council program and detailed a regional council meeting's discussions on the I-77 South Expansion, state property tax cap proposals, and Flat Creek sewer capacity, which is nearing its limit. She noted challenges in Wesley Chapel's dam repair

and Marvin's town manager departure, alongside Marvin's park project partnership with Pondscapes. She attended a planning board training and warned about drought impacts on well water.

Mayor Pro Tem Smith highlighted an NCDOT contract for resurfacing over six miles of roads in Union County, including several in Weddington, starting mid-July. He raised concerns about Senate Bill 1047, which affects zoning authority and urged state legislators to oppose it, labeling it a threat to local control. Regarding finances, he affirmed the Town's solid financial status with cash reserves reporting \$9,340,058 as of June 1.

Mayor Bell addressed several items of public concern that had been circulating on social media, including inaccurate claims that the Town had failed its audit and that campaign contributions reflected improper developer influence. Mayor Bell indicated that the Council would begin more actively correcting inaccurate public statements going forward. He noted that the Town's ad valorem tax rate remained unchanged and that no new taxes had been levied.

7. Public Comments

Mayor Bell read the rules governing public comment into the record prior to hearing speakers.

Ann Marie Anderson addressed the Council and the public on the topic of civic division within the community. She acknowledged that the town has experienced significant discord in the months surrounding and following the most recent election, resulting in the departure of a council member, the town planner, and the longtime town administrator. She offered that neither side of the divide is "winning," noting that productive disagreement is healthy and constructive, but that the current environment has devolved into personal attacks, unverified assumptions, and the spread of misinformation. She called on community members to reflect on their own role in the deterioration of civic discourse, acknowledging that individuals on all sides have both suffered grievances and caused them. She specifically addressed a situation from the prior October in which a social media post had characterized a genuine interaction between her mother, former Mayor Nancy Anderson, and Gail Butler as disingenuous and attention-seeking following a tribute to Sergeant Michael Verardo. Anderson stated that she had prepared a correction at the time but did not deliver it, a decision she described as wrong. She offered a public apology to Ms. Butler, calling the moment one of authentic connection and mutual respect. She concluded by urging the community to take ownership of its conduct, to build rather than tear down, and to be mindful of the example being set for young people.

Bill Deter, a former mayor and current Planning Board member, responded to statements made about him during a prior Council meeting's public comment period. He described the prior comments as containing falsehoods and innuendo, specifically allegations that he had purchased influence with the Council through campaign contributions and that he had violated Planning Board ethics by discussing pending projects. Mr. Deter addressed each claim directly, stating that his campaign contributions are consistent with civic participation common across the country and do not

constitute undue influence, and that the allegation regarding planning board ethics discussions was, in his words, "fiction." He characterized the pattern of personal attacks in recent months as counterproductive to the community's interests and cited the Teddy Roosevelt "man in the arena" speech to recognize the volunteer service of Council members, Planning Board members, and staff. He urged residents to direct civic energy toward substantive issues.

8. Presentation from UCSO Chief Deputy Underwood and Public Safety Report

Lieutenant James May of the Union County Sheriff's Office presented the monthly public safety statistics. He noted that preventive patrols and traffic enforcement remain at elevated levels, and encouraged residents to slow down on Providence Road. He clarified that a gunshot wound call appearing in the crime mapping software was in fact a swatting incident — a prank call made using a spoofed phone number — and that no one was injured. The investigation is ongoing. Lieutenant May also addressed a significant volume of calls related to aggressive door-to-door solicitation by Acxiom Pest Control, noting that the company was advised to cease operations in the area after being warned that continued high-pressure sales conduct could result in trespassing charges. He concluded by expressing appreciation for outgoing Town Administrator Karen Dewey's support of law enforcement.

Mayor Pro Tem Smith noted concerns about e-bikes and electric scooters being operated unsafely on public roads, including an incident he personally witnessed on Providence Road. He also encouraged residents to be considerate of neighbors and animals during the upcoming Fourth of July holiday by refraining from the use of illegal, high-concussion fireworks.

Chief Deputy Tony Underwood provided context for the increase in the Town's law enforcement service costs for the upcoming fiscal year. He explained that the increase is primarily attributable to the addition of a shared sergeant position to provide direct supervision over the small town contract unit, which now comprises fourteen deputies serving five municipalities: Weddington, Wingate, Marvin, Lake Park, and Wesley Chapel. He apologized for the lack of advance communication regarding the cost increase, acknowledging that county finance staff notified the towns without coordinating with the Sheriff's Office beforehand. The cost is allocated proportionally by the number of deputies assigned to each municipality, with Weddington's share at approximately 35–36 percent. Chief Deputy Underwood confirmed that implementation of the sergeant position is targeted for October 1, which will remove the first quarter cost from the current fiscal year, reducing Weddington's share by approximately \$14,000. The remaining increase also reflected the full-year cost of two deputies added mid-year in the prior cycle, as well as salary adjustments. Chief Deputy Underwood and Mayor Bell both expressed strong support for the flock camera system, describing it as a force multiplier that has led to rapid apprehension of individuals sought by law enforcement.

Council Member McLaughlin raised the topic of door-to-door solicitation, noting community concern about individuals who appear to be canvassing properties. Chief Deputy Underwood advised that ordinances requiring posted no-solicitation signage can create an enforcement mechanism, but that the most effective response remains calling 911 when individuals persist after being told no, as deputies are available 24/7 and can respond quickly.

9. Project Presentation – “Estates at Weddington”

This item was removed from the agenda prior to the meeting. The presentation was deferred pending the hiring of a town planner.

10. Consent Agenda

- A. Approve May 11, 2026 Town Council Regular Meeting Minutes
- B. Approve May 19, 2026 Town Council Special Meeting Minutes
- C. Approve April 20, 2026 Town Council Special Meeting Minutes
- D. Approve Closed Session minutes from May, 11, 2026; April 20, 2026; April 13, 2026; Oct 13, 2025; Aug 11, 2025; March 10, 2025
- E. Approve FY2025-2026 Budget Amendment

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

Vote: The motion passed with a unanimous vote.

11. Old Business

A. FY2026-2027 Budget Ordinance and Set the Tax Rate at \$0.035 and 2026-2027 Fee Schedule

Finance Officer Leslie presented the proposed FY2026–2027 budget, totaling \$3,160,000. The ad valorem tax rate remains unchanged at \$0.035 (3.5 cents per \$100 of assessed value). The budget was described as relatively straightforward, with no new deputies added and no tax rate revaluation occurring in the current cycle. The budget was noted to be balanced and to reflect conservative revenue estimations, with expenditures budgeted at the higher end of projected ranges.

Leslie noted that salaries for the town planner and town administrator/clerk positions are budgeted at full annual amounts; once staffing transitions are resolved, a budget amendment will reallocate funds between the permanent positions and interim consulting services as appropriate.

Council Member McLaughlin presented a comparative analysis of elected official stipends, drawing on NCLM data from 28 municipalities with populations under 5,000 and neighboring municipalities in the area. The current mayor stipend of \$6,000 annually and council member stipend of \$4,800 annually had not been adjusted since 2012. The proposed adjustments, calculated conservatively based on cumulative CPI increases since 2012 rather than targeting the NCLM average, set the mayor's stipend at \$8,700 annually and council member stipends at \$6,960 annually. The planning board member per-meeting

stipend was proposed to increase from \$50 to \$75. Council discussed the nature of these stipends as functional reimbursements for time and expenses rather than salaries, and noted that the total fiscal impact was minimal within a \$3.16 million budget. The Town Attorney confirmed that under North Carolina law, stipend adjustments may only be made at budget adoption, and directed that the motion to adopt the budget include the specific new amounts.

i. Public Hearing

Mayor Bell opened the public hearing. One member of the public, former Mayor Nancy Anderson, spoke briefly to thank Finance Officer Leslie for her work and to express support for the long-overdue stipend adjustments.

Mayor Bell closed the public hearing.

ii. Discussion and Consideration

Motion: Council Member McLaughlin made a motion to adopt the FY2026–2027 Budget Ordinance as presented including the 2026–2027 Fee Schedule, with the ad valorem tax rate set at \$0.035, and with elected official stipends set as follows: Mayor at \$8,700 annually; Council Members at \$6,960 annually; and Planning Board members at \$75 per meeting attended.

Vote: The motion passed with a unanimous vote.

B. Zip Code Resolution

Mayor Bell provided an update on efforts to obtain a unique ZIP code for Weddington. The matter requires an act of Congress to change. Senate Bill 4505, which consolidates two prior bills (S.B. 1455 and S.B. 2961) and includes a number of municipalities without unique ZIP codes, is anticipated to come before the U.S. Senate in June or July 2026. The bill is sponsored by Senators Joni Ernst, Alex Padilla, John Barrasso, and Michael Bennet. Mayor Bell noted that Congressman Mark Harris has been instrumental in the effort, including speaking on the House floor on behalf of Weddington's inclusion, and that the House passed the prior bill with a two-thirds majority on July 21, 2025. Mayor Bell urged residents to contact U.S. Senators Burr and Tillis in support of S.B. 4505. A resident inquired about the practical impact on businesses and addresses; Mayor Bell confirmed that if passed, there would be a multi-year phase-in period and that the prior ZIP code would not cease to function immediately. S.B. 4505 was confirmed to be a stand-alone bill solely addressing ZIP codes for multiple municipalities.

Motion: Mayor Pro Tem Smith made a motion to adopt the ZIP Code Resolution

Vote: The motion passed with a unanimous vote.

C. Discussion and Consideration of Town Administrator/Clerk Job Description

The Council reviewed the proposed job description for the combined Town Administrator/Clerk position. Mayor Pro Tem Smith confirmed the position would be posted as a single combined role, consistent with the Town's longstanding practice, while noting that the description delineates the distinct duties of each function to allow for potential separation in the future as the Town grows. The Town Attorney confirmed that the description appropriately reflects both roles, and Finance Officer Leslie noted that the combined administrator/clerk model has been the standard for the Town for the majority of its history. Council Member McLaughlin raised the question of whether candidates would typically hold clerk certification; the Town Attorney indicated that the clerk's role does carry a specific certification, and that the search may attract candidates with MPA backgrounds seeking the breadth of experience the combined position provides.

Motion: Mayor Pro Tem Smith made a motion to adopt the Town Administrator/Clerk Job Description as presented and to authorize its posting for the open position

Vote: The motion passed with a unanimous vote.

D. Update on Vacancy of District 3 Seat

Mayor Bell reported that the application deadline for the District 3 Council seat vacancy has been extended to Friday, June 12, 2026. He indicated that the Town currently has five to six qualified candidates, and that no further extensions would be granted. Following the deadline, the Council will proceed to interviews. Council members encouraged interested residents to submit applications and to contact Council members with any questions, noting that contact information is available on the Town's website.

No vote was required; this item was presented as an informational update.

12. New Business

A. Discussion and Possible consideration of public engagement with LaBella

The Council considered a proposed scope of work from LaBella Associates for public engagement services related to the Town's park project. Council Member McLaughlin raised substantive concerns regarding the adequacy of the proposed scope, drawing on her professional background in market research. She noted that the document lacks clearly defined research

objectives, methodology, scope of outreach, implementation details, and an achievable timeline. She specifically questioned the use of quotation marks around the word "survey" in the proposal and expressed that the phase-one vision alignment timeline of two weeks was insufficient for meaningful community engagement. Council directed that her specific written questions be provided to LaBella for a revised proposal before the Council would consider further action. Mayor Pro Tem Smith noted that the purpose of the engagement is to respond to community requests for additional input on the park design, which must be finalized before the Town can apply for a matching parks and recreation grant. He confirmed that the survey component represents only a portion of the total contract value, with the larger portion being architectural redesign work to better reflect the Town's character.

Motion: Mayor Pro Tem Smith made a motion to table the item pending receipt of a revised scope of work from LaBella.

Vote: The motion passed with a unanimous vote.

B. Discussion of SWCA Scope of Work for environmental survey.

The Council discussed a proposed scope of work from SWCA Environmental Consultants for a comprehensive environmental survey of the Town. Mayor Pro Tem Smith expressed strong support for the concept, describing it as a critical resource for future planning and development review, particularly as it would allow a future town planner to identify sensitive environmental areas — including wetlands, floodplains, and watershed features — before development applications are submitted. However, he moved to table the matter, stating that the scope of work should be reviewed by an incoming full-time town planner to ensure it captures what the professional considers necessary, to avoid spending funds on deliverables that may not align with the planner's needs. Council Member McLaughlin added that having the planner involved from the outset would ensure greater ownership of the data and a more holistic understanding of development impacts across the town. Staff confirmed to SWCA that the matter is on hold pending the planner hire, not a rejection.

Motion: Mayor Pro Tem Smith made a motion to table the SWCA environmental survey scope of work.

Vote: The motion passed with a unanimous vote.

C. Acceptance of Resignation of Town Administrator/Clerk Karen Dewey effective June 12, 2026

Town Administrator/Clerk Karen Dewey addressed the Council prior to the formal vote on her resignation. She expressed gratitude for the opportunity to serve the Town of Weddington for nine years, acknowledged the dedication of Town staff, and encouraged the Council to continue valuing professionalism, expertise, and civility in local government. She thanked her team — Jasmine, Leslie, Kim, Debbie, Karen, and the Town's deputies — and expressed appreciation for

the support she received from the Council and from quiet community supporters throughout her tenure.

Mayor Bell, Mayor Pro Tem Smith, and Council Member McLaughlin each offered remarks expressing appreciation for Ms. Dewey's service, acknowledging the difficulty of filling the position, and expressing confidence in the remaining staff to support the transition.

Motion: Mayor Pro Tem Smith made a motion to accept the resignation of Town Administrator/Clerk Karen Dewey, effective June 12, 2026

Vote: The motion passed with a unanimous vote.

13. Code Enforcement Report

Town Administrator Dewey reported that the Council received an email that morning summarizing the inspection report from the prior Friday. Staff is proceeding with issuance of certain notices of violation, with additional inspections scheduled for later in the month.

14. Update from Finance Officer and Tax Collector

Finance Officer Leslie Gaylord reported that monthly financial statements were included in Council packets. The Town is in the final month of the fiscal year. Ms. Gaylord reported that she is in active contact with the Local Government Commission (LGC) regarding approval of the audit contract for the newly engaged auditor, who has expressed confidence she can complete and submit the audit by June 30, 2026, pending prompt LGC approval. Ms. Gaylord noted that if the audit cannot be submitted by June 30, an appeal for late filing would be required and that this could potentially be accomplished through a special meeting. The Council authorized Ms. Gaylord to prepare such an appeal preemptively in the event one is needed.

Motion: Mayor Pro Tem Smith made a motion to authorize the Finance Officer to prepare and file an appeal for late audit submission to the LGC in the event the audit cannot be submitted by June 30, 2026

Vote: The motion passed with a unanimous vote.

15. Updates from Town Planner and Town Administrator

Town Administrator Dewey reported that at the May Planning Board meeting, the Board forwarded the Toll Brothers Morris Farm project to the Town Council with a recommendation for approval. That item will come before the Council once a town planner is in place.

She also provided an update on the Potter Road and Forest Lawn Drive roundabout project. Right-of-way acquisition is complete, and utility relocation commenced this month. Preliminary engineering is expected to be completed in December 2026. Construction is now anticipated to begin in June 2027,

approximately two years later than originally projected, due to complications encountered during right-of-way acquisition.

16. Update from Park and Events Committee

Park and Events Committee Chair Gail Butler reported on the Committee's inaugural meeting held on June 1, 2026, noting the full board was in attendance. She announced that the Committee's first event will be held on July 31 and August 1, 2026, under the name "Weddington's Revolutionary Legacy and Camp New Providence." The event will feature John Houston, who will display revolutionary-era artifacts, a replica of the Declaration of Independence, and a map identifying Camp New Providence — the site across from Town Hall at Hunter Farm where the Continental Army encamped and strategized following the Battle of Kings Mountain. Ms. Butler described the event as an opportunity to celebrate Weddington's unique history and to coincide with the nation's 250th anniversary.

Council Member McLaughlin noted that the Committee intentionally held one seat open on the six-member board for a student representative from Weddington High School or a local school's youth council, to engage young people in town government.

17. Transportation Report

Mayor Bell reported that NCDOT has indicated the traffic signal installation at Forest Lawn Drive and Antioch Church Road is expected to begin in August or September 2026. He noted this timeline has been stated previously and encouraged cautious optimism.

Mayor Bell also reported on the recent CRTPO meeting at which the I-77 South Expansion project was voted down, resulting in the loss of approximately \$700 million in federal funding. He stated that he voted in favor of advancing the project, and expressed disappointment with the outcome, citing significant ongoing population growth in the Charlotte region as underscoring the need for infrastructure investment.

18. Council Comments

Council Member McLaughlin expressed agreement with the sentiments shared earlier in the meeting regarding the need for unity and collaboration. She reaffirmed her commitment to constructive engagement and expressed sadness at the departure of Town Administrator Dewey while wishing her well.

Mayor Pro Tem Smith thanked Ms. Dewey for her service and reiterated his earlier remarks about the importance of treating Town staff with respect. He expressed confidence that the staff will support the

transition and emphasized that filling the administrator position with someone the staff can work with will be a top priority.

Mayor Bell thanked Town Administrator Dewey for her guidance, professionalism, and patience throughout his tenure. He expressed appreciation for the entire Town staff, acknowledged the difficulty of the road ahead, and encouraged the community to continue working toward unity and constructive engagement.

Adjournment

Motion: Mayor Pro Tem Smith made a motion to adjourn the June 8, 2026 Regular Town Council meeting at 9:19 p.m.
Vote: The motion passed with a unanimous vote.

Approved: _____

Jim Bell, Mayor

Karen Dewey, Town Administrator/Clerk



TOWN OF
WEDDINGTON

1924 Weddington Road • Weddington, North Carolina 28104

TO: Mayor and Town Council
FROM: Kim H. Woods, Tax Collector
DATE: July 13, 2026
SUBJECT: 2026 Real Property Taxes

In accordance with General Statutes 105.321, I am hereby requesting authorization to collect the 2026 Real Property Taxes for the Town of Weddington.

State of North Carolina
Town of Weddington

To the Tax Collector of the Town of Weddington

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records filed in the Town of Weddington Collections Department and in the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon all real property of the respective taxpayers in the Town of Weddington, and this order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell any real or personal property of such taxpayers, for and on account thereof, in accordance with the law.

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

Jim Bell, Mayor

Attest:

Karen Dewey, Town Clerk

Charlotte Regional Transportation Planning Organization

Memorandum of Understanding

Effective Date: ~~November 6, 2024~~

Endorsed by the
Charlotte Regional
Transportation Planning Organization
~~July 17, 2024~~ June 17, 2026

MEMORANDUM OF UNDERSTANDING

FOR

COOPERATIVE, COMPREHENSIVE, AND CONTINUING TRANSPORTATION PLANNING
AMONG

THE GOVERNOR OF THE STATE OF NORTH CAROLINA, THE NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION,
THE CITY OF CHARLOTTE, TOWN OF CORNELIUS, TOWN OF DAVIDSON, TOWN OF
FAIRVIEW, TOWN OF HUNTERSVILLE, TOWN OF INDIAN TRAIL, IREDELL COUNTY,
TOWN OF MARSHVILLE, VILLAGE OF MARVIN, TOWN OF MATTHEWS,
MECKLENBURG COUNTY, TOWN OF MINERAL SPRINGS, TOWN OF MINT HILL, CITY
OF MONROE, TOWN OF MOORESVILLE, TOWN OF PINEVILLE,
TOWN OF STALLINGS, CITY OF STATESVILLE, TOWN OF TROUTMAN, UNION
COUNTY, TOWN OF WAXHAW, TOWN OF WEDDINGTON, VILLAGE OF WESLEY
CHAPEL, TOWN OF WINGATE, ~~and the METROPOLITAN TRANSIT COMMISSION,~~ and
the METROPOLITAN PUBLIC TRANSPORTATION AUTHORITY ("MPTA"), the successor
entity to the METROPOLITAN TRANSIT COMMISSION ("MTC").

(hereinafter, the State, the Municipalities, the Counties, ~~and the MTC~~ and the MPTA)

IN COOPERATION WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION

WITNESSETH THAT:

WHEREAS, Section 134(a) of Title 23 of the United States Code states in relevant part:

"It is in the national interest—(1) to encourage and promote the safe and efficient management, operation, and development of surface transportation systems that will serve the mobility needs of people and freight, foster economic growth and development within and between States and urbanized areas better connect housing and employment, and take into consideration resiliency needs while minimizing transportation-related fuel consumption and air pollution through metropolitan and statewide transportation planning processes identified in this chapter; and (2) to encourage the continued improvement and evolution of the metropolitan and statewide transportation planning processes by metropolitan planning organizations, State departments of transportation, and public transit operators";

WHEREAS, a transportation planning process includes the operational procedures and working arrangements by which short and long-range transportation plans are soundly conceived and developed and continuously

evaluated in a manner that will:

1. Assist governing bodies and official agencies in determining courses of action and in formulating attainable capital improvement programs in anticipation of community needs; and,
2. Guide private individuals and groups in planning their decisions, which can be important factors in the pattern of future development and redevelopment of the area;

WHEREAS, Chapter 136, Article 3A, Section 136-66.2(a) of the General Statutes of North Carolina requires that:

"Each MPO, with cooperation of the Department of Transportation, shall develop a comprehensive transportation plan in accordance with 23 U.S.C. § 134. In addition, an MPO may include projects in its transportation plan that are not included in a financially constrained plan or are anticipated

to be needed beyond the horizon year as required by 23 U.S.C. § 134. For municipalities located within an MPO, the development of a comprehensive transportation plan will take place through the metropolitan planning organization. For purposes of transportation planning and programming, the MPO shall represent the municipality's interests to the Department of Transportation.";

WHEREAS, Chapter 136, Article 3A, Section 136-66.2(b) and (b2) – (b4) of the N.C. General Statutes provides in relevant part that:

"After completion and analysis of the plan, the plan shall be adopted by both the governing body of the municipality or MPO and the Department of Transportation as the basis for future transportation improvements in and around the municipality or within the MPO. The governing body of the municipality and the Department of Transportation shall reach agreement as to which of the existing and proposed streets and highways included in the adopted plan will be a part of the State highway system and which streets will be a part of the municipal street system. As used in this Article, the State highway system shall mean both the primary highway system of the State and the secondary road system of the State within municipalities.

The municipality or the MPO shall provide opportunity for public comments prior to adoption of the transportation plan.

For portions of a county located within an MPO, the development of a comprehensive transportation plan shall take place through the metropolitan planning organization.

To complement the roadway element of the transportation plan, municipalities and MPOs may develop a collector street plan to assist in developing the roadway network. The Department of Transportation may review and provide comments but is not required to provide approval of the collector street plan.";

WHEREAS, Chapter 136, Article 3A, Section 136-66.2(d) of the N.C. General Statutes provides in relevant part that:

“For MPOs, either the MPO or the Department of Transportation may propose changes in the plan at any time by giving notice to the other party, but no change shall be effective until it is adopted by both the Department of Transportation and the MPO.”;

WHEREAS, it is the desire of the State, the Municipalities, the Counties, and the ~~MTC~~ MPTA, in cooperation with the U.S. Department of Transportation, that their previously established continuing, comprehensive, and cooperative transportation planning process, as set forth in their Memorandum of Understanding effective as of October 10, 2013, be amended and restated to comply with 23 U.S.C. § 134 (Federal Highway Administration), 49 U.S.C. §§ 5303, 5305, 5306, and 5307 (Federal Transit Administration), and N.C. Gen. Stat. § 136-200.2; and

WHEREAS, the effective date of this document shall be the date on which it is signed by the Governor of the State of North Carolina, or his designee.

NOW, THEREFORE, the Memorandum of Understanding is amended and restated to read as follows:

SECTION I. It is hereby agreed that the State, the Municipalities, the Counties, and the ~~MTC~~ MPTA, as successor to the MTC, in cooperation with the U.S. Department of Transportation, will participate in a continuing transportation planning process with responsibilities and undertakings as related in the following paragraphs:

- A. The Charlotte Regional Transportation Planning Organization, hereinafter referred to as the CRTPO, is hereby established and shall include the State, the Municipalities, the Counties, the ~~MTC~~ MPTA, successor entity to the MTC, and the various agencies and units of local, State, and Federal government participating in the transportation planning for the area and listed as a non-voting members in Section I.H below.
- B. The area involved will consist of the Charlotte Urban Area as defined by the United States Department of Commerce, Bureau of the Census, in addition to that area beyond the Charlotte Urban Area that is expected to become urban within a twenty-year planning period (collectively referred to as the Planning Area).

Portions of the Charlotte Urban Area located in the following counties are by agreement with adjacent metropolitan planning organizations (MPOs) not part of the Planning Area: Cabarrus, Catawba, Gaston, Lancaster, Lincoln and York. The responsibility for implementing a continuing transportation planning process shall be the responsibility of those MPOs, as noted in the mutually adopted agreements between the CRTPO and the adjacent MPOs.

- C. The continuing transportation planning process will be a cooperative

one and all planning discussions will be reflective of and responsive to the comprehensive plans for growth and development of the Planning Area.

- D. The continuing transportation planning process will be conducted in accordance with the intent, procedures, and programs of Title VI of the Civil Rights Act of 1964, as amended.
- E. The CRTPO shall maintain a centralized information repository including, but not limited to, the Metropolitan Transportation Plan; the Comprehensive Transportation Plan; the Unified Planning Work Program (UPWP); air-quality conformity analysis; the Bylaws and membership lists of CRTPO and its Technical Coordinating Committee (TCC); copies of all final environmental studies, public hearing maps, roadway corridor official maps, and noise reports on projects within the Planning Area; copies of adopted transportation project alignments; the Transportation Improvement Program (local and state); and any other appropriate archival information. The CRTPO shall endeavor, through the affected local governments and appropriate technological means, to make this information easily available to local governments, residents, and individuals involved in land development and real estate transactions.
- F. A Policy Board is hereby established with responsibility for cooperative transportation planning decision making for the CRTPO and coordinating transportation policy of the Municipalities and Counties within the Planning Area.
- G. The duties and responsibilities of the Policy Board are as follows:
 - 1. The Policy Board, in cooperation with the State and publicly owned operators of mass transportation services, shall be responsible for carrying out the urban transportation planning process specified by the U.S. Department of Transportation.
 - 2. The Policy Board shall be the forum for cooperative decision-making by elected officials of the Municipalities and Counties and by the other members of the Policy Board. However, this shall not limit the Policy Board's local responsibility for (a) ensuring that the transportation planning process and the plans and improvement projects that emerge from that process are consistent with the policies and desires of the Municipalities and Counties; nor, (b) serving as a forum for the resolution of conflicts that arise while developing the UPWP, Metropolitan Transportation Plan, and Transportation Improvement Program.
 - 3. The Policy Board shall review and approve the UPWP, Metropolitan Transportation Plan, and Transportation Improvement Program (or any amendments thereto).
 - 4. The Policy Board shall be responsible for adopting and amending the

Comprehensive Transportation Plan. Action of the Policy Board in this regard (and this regard only) shall be construed as definitive action of any and all affected Municipalities and shall meet the statutory requirement of G.S. 136-66.2(b) without further action of the Municipality(ies).

5. The Policy Board shall have the responsibility for: keeping the Boards of the Municipalities and Counties informed of the status and requirements of the transportation planning process; assisting in the dissemination and clarification of the decisions, inclinations, and policies of those Boards; and ensuring meaningful resident participation in the transportation planning process.
6. The Policy Board shall review, approve, and endorse changes to the Federal-Aid Urban Area System and Boundary, in conformance with Federal regulations.
7. The Policy Board shall review, approve, and endorse a Prospectus for transportation planning that defines work tasks and responsibilities for the various governing bodies and agencies participating in the transportation planning process.
8. The Policy Board shall conduct the transportation planning process in conformance with the Clean Air Act, as amended.

The Policy Board is responsible for conducting public involvement and technical analyses to determine the preliminary alignments for transportation projects included in the Comprehensive Transportation Plan and Metropolitan Transportation Plan. For mass transit projects, CRTPO will work in cooperation with the Charlotte Area Transit System, (until such time as it becomes part of the MPTA) and the Metropolitan Public Transportation Authority Transit Commission, or any other relevant governmental agency that has jurisdiction in the CRTPO planning area. These alignments will be used by local jurisdictions through their land development ordinances for right-of-way protection purposes. Once the Policy Board has adopted an alignment, it can be modified only by official Policy Board action as outlined in the Bylaws of the CRTPO and the TCC and in accordance with any applicable procedures detailed in the Public Involvement Plan.

The Policy Board will adopt an alignment for right-of-way purposes even if it was produced through a State or locally funded environmental study process.

All Policy Board alignment decisions are subject to the voting rules contained in Section I.I of this Memorandum of Understanding.

9. Each Municipality's or County's member of the Policy Board shall be responsible for instructing the clerk of his/her local government to submit certified and sealed copies of minutes or resolutions to the

secretary of the CRTPO when formal action involving the Comprehensive Transportation Plan is taken by his/her local government.

10. The Policy Board is responsible for the distribution of funds allocated to the CRTPO under the provisions of the federal Infrastructure Investment and Jobs Act, and successor legislation.
11. The Policy Board shall adopt a set of Bylaws for the CRTPO. Amendments to the Bylaws shall be approved by a vote according to Section I.I.6 below.
12. The Policy Board shall have the primary responsibility for facilitating resident input into the continuing transportation planning process.
13. Any other duties the Policy Board identifies as necessary to further facilitate the transportation planning process.

- H. The Policy Board shall consist of both voting and non-voting members. The Policy Board shall have a Chairperson and Vice-Chairperson elected in accordance with the CRTPO Bylaws and shall meet in accordance with the Bylaws.

Voting membership: The voting members of the Policy Board shall consist of the Chief Elected Official (or a single representative designated by the Chief Elected Official) of each Municipality and County, as well as two members from the North Carolina Board of Transportation (as specified below) and one member representing the MPA ~~MTA~~. The Chief Elected Official of each Municipality and County is strongly encouraged to designate an alternate, in accordance with the rules contained within the CRTPO Bylaws.

Each voting member shall have the indicated number of votes below for its respective governing body or agency for all voting purposes:

Unit	Number of votes
City of Charlotte	31
Town of Cornelius	2
Town of Davidson	1
Town of Fairview	1
Town of Huntersville	3
Town of Indian Trail	2
Iredell County	3
Town of Marshville	1
Village of Marvin	1
Town of Matthews	2
Mecklenburg County	3
Town of Mineral Springs	1
Town of Mint Hill	2

City of Monroe	2
Town of Mooresville	3
Town of Pineville	1
Town of Stallings	1
City of Statesville	2
Town of Troutman	1
Union County	3
Town of Waxhaw	2
Town of Weddington	1
Village of Wesley Chapel	1
Town of Wingate	1
N.C. Board of Transportation (Division 10)	1
N.C. Board of Transportation (Division 12)	1
Metropolitan Transit Commission <u>Metropolitan Public Transportation Authority</u>	1
Total	74

Voting members will vote on matters pursuant to the authority granted by their respective governmental bodies. The term of any voting member that is designated by a Chief Elected Official shall be one calendar year from the date of designation.

Any municipality that does not act to adopt this Memorandum of Understanding by its effective date, and is otherwise eligible for voting membership, may still qualify to have a voting member on the Policy Board if it adopts this Memorandum of Understanding within three months after its effective date. The effective date shall be defined as the date on which the Governor of the State of North Carolina, or his designee, signs this Memorandum of Understanding.

A municipality within the Planning Area must have a local land use plan and development ordinance in place in order to be a voting member. A county other than Iredell, Mecklenburg, and Union that becomes part of the Planning Area in whole or in part with at least 5,000 persons in the unincorporated area will also be eligible to have a voting member on the Policy Board if such county adopts this Memorandum of Understanding and its membership is approved by the Policy Board.

Non-voting membership: One representative from each of the following bodies will serve as a non-voting member of the Policy Board:

Charlotte-Mecklenburg Planning Commission
Iredell County Planning Board
Union County Planning Board
U.S. Department of Transportation – FHWA, FTA

Other local, State, or Federal agencies impacting transportation in the

Planning Area, as well as municipalities in the Planning Area that do not otherwise qualify for voting membership, can become non-voting members upon invitation by the Policy Board.

I. Policy Board Voting Rules

1. Quorum for Policy Board meetings shall be established in accordance with the CRTPO Bylaws.
2. Each voting member of the Policy Board shall be eligible to vote and shall qualify as an "Eligible Member"; provided, however, a Municipality or County must be in good standing, as defined in Section I.L of this document, for its voting member to be an Eligible Member.
3. At Policy Board meetings where a quorum is present, an affirmative vote of the Eligible Members having at least a simple majority of the total votes cast by Eligible Members (according to the table in Section I.H above) shall determine all issues, except as provided in paragraphs 4, 5, and 6 below.
4. When any transportation project concerns a road that does not carry an Interstate, U.S., or
N.C. route designation, and is totally contained within a single Municipality's corporate limits or sphere of influence, its alignment shall not be determined by the Policy Board without the consent of such Municipality.
5. When any transportation project concerns a road that does not carry an Interstate, U.S. or
N.C route designation and is within a Municipality's corporate limits or sphere of influence, the Policy Board cannot override the position of such Municipality about the alignment of the road only within its corporate limits or sphere of influence, but not outside its corporate limits or sphere of influence. However, the position of such a Municipality can be overridden by an affirmative vote of the Eligible Members having at least a $\frac{3}{4}$ supermajority of the total votes held by Eligible Members (according to the table in Section I.H above). Such vote must occur at a Policy Board meeting where a quorum is present.
6. Amendments to this Memorandum of Understanding or the CRTPO Bylaws require an affirmative vote of the Eligible Members having at least a $\frac{3}{4}$ supermajority of the total votes held by Eligible Members (according to the table in Section I.H above). Such vote must occur at a Policy Board meeting where a quorum is present.

- J. A Technical Coordinating Committee, also referred to herein as the TCC, shall be established with the responsibility for (1) general review, guidance, and coordination of the transportation planning process for the Planning Area; (2) making recommendations to the respective local and State governmental

agencies and the Policy Board regarding any necessary actions relating to the continuing transportation planning process; (3) facilitating coordination and communication between the State, the Municipalities, the Counties, the MTC MPTA, and other member agencies of the TCC; (4) facilitating coordination of transportation planning with other planning efforts, such as those concerning land use, public utilities, and maintenance of air quality; and (5) facilitating public involvement and resident participation regarding transportation planning issues. The TCC shall also be responsible for the development, review, and recommendation for approval of the Prospectus, UPWP, Comprehensive Transportation Plan, Transportation Improvement Program, Federal-Aid Urban System and Boundary, and Metropolitan Transportation Plan, and planning resident participation.

Membership of the TCC shall be defined according to the TCC's Bylaws and shall include technical representation from all local, county and State governmental agencies directly related to and concerned with the transportation planning process for the Planning Area.

A TCC member (or alternate) cannot be an elected official of any Municipality or County. TCC members from the Municipalities shall be the chief administrative officers (i.e. city/town managers) or their designees. TCC members from other entities may be their chief administrative officers or their designees. TCC members must be employees of the governing body or agency they represent. Each TCC member shall have one vote.

- K. Administrative coordination for the Policy Board and TCC will be performed by the Charlotte Planning, Design & Development Department's Regional Transportation Planning Division Manager (Division Manager), in collaboration with the Chairperson of the Policy Board. Administrative support shall be furnished by the Director of the Charlotte Planning, Design & Development Department. The Division Manager shall supervise additional CRTPO staff as necessary and approved in the annual work program. The Division Manager, or their designee, will serve as the Secretary for the Policy Board and TCC with the responsibility for such functions as follows:

- a. Arranging meetings and agendas
- b. Maintaining minutes and records
- c. Preparing the Prospectus and UPWP
- d. Assembling and publishing the Transportation Improvement Program
- e. Preparing the Metropolitan Transportation Plan
- f. Collecting from Municipalities and Counties certified and sealed minutes and resolutions that document transportation plan revisions and submitting these for mutual adoption by the North Carolina Department of Transportation annually or more often if deemed necessary by the Policy Board or the Municipalities or Counties involved.

- g. Monitoring the transportation planning process to ensure its execution is in accordance with the CRTPO's goals and objectives
- h. Performing other coordinating functions as assigned by the Policy Board
- i. Taking lead responsibility for structuring public involvement in the transportation planning process
- j. Preparing the quarterly reimbursement requests for Section 104(f) planning funds and Section 5303 funds.
- k. Supervising CRTPO staff

The Division Manager shall be hired by the Director of the Charlotte Planning, Design & Development Department. The Division Manager shall regularly report to the Policy Board and TCC on coordination activities and shall electronically or in writing inform interested parties of actions scheduled for consideration by the Policy Board and TCC.

L. Federal Aid Transportation Planning Grant Funds

- a. All transportation and related Federal Aid planning grant funds available to promote the cooperative transportation planning process will be expended in accordance with the UPWP adopted by the Policy Board.

The required local match for Section 5303 funds shall be paid by the Municipality or County that is using such funds. The required local match for Section 104(f) planning funds shall be shared among all Municipalities and Counties pro rata based on population. The population totals used to calculate a Municipality's or County's pro rata share shall be based upon the most recent decennial Census.

- b. A Municipality or County providing its share of the local-match funding by the beginning of the next Federal fiscal year shall be considered in good standing. Any Municipality or County not providing its share of the funding by the beginning of the next Federal fiscal year shall not be in a good standing during the next two Federal fiscal years.

Administration of funding in support of the transportation planning process on behalf of the CRTPO will be conducted by the City of Charlotte, which will execute appropriate agreements with funding agencies as provided by the UPWP.

SECTION II. The State, the Municipalities, the Counties, and the ~~MTF~~ MPTA may terminate their participation in the continuing transportation planning process and the CRTPO by giving 30 calendar days written notice to the Policy Board Chairperson prior to the date of termination. When annexation occurs and a Municipality's boundaries extend beyond the Planning Area, the newly expanded boundaries will automatically become part of the Planning Area and will be so designated on the Comprehensive Transportation Plan within 60 calendar days of the annexation. It is further agreed that the State, the Municipalities, the Counties, and the ~~MTF~~ MPTA will assist in the transportation planning process by providing

planning assistance, data, and inventories in accordance with the Prospectus. Additionally, the Municipalities and Counties shall coordinate zoning and subdivision approval in accordance with the adopted Comprehensive Transportation Plan.

SECTION III. In witness whereof, the Division Administrator (Federal Highway Administration), on behalf of the United States Department of Transportation, and the Secretary of Transportation, on behalf of the Governor of the State of North Carolina, have signed this Memorandum of Understanding and the other parties to this Memorandum of Understanding have authorized appropriate officials to sign the same, the City of Charlotte by its Mayor, the Town of Cornelius by its Mayor, the Town of Davidson by its Mayor, the Town of Fairview by its Mayor, the Town of Huntersville by its Mayor, the Town of Indian Trail by its Mayor, Iredell County by the Chair of its Board of Commissioners, the Town of Marshville by its Mayor, the Village of Marvin by its Mayor, the Town of Matthews by its Mayor, Mecklenburg County by the Chair of its Board of Commissioners, the Town of Mineral Springs by its Mayor, the Town of Mint Hill by its Mayor, the City of Monroe by its Mayor, the Town of Mooresville by its Mayor, the Town of Pineville by its Mayor, the Town of Stallings by its Mayor, the City of Statesville by its Mayor, the Town of Troutman by its Mayor, Union County by the Chair of its Board of Commissioners, the Town of Waxhaw by its Mayor, the Town of Weddington by its Mayor, the Village of Wesley Chapel by its Mayor, the Town of Wingate by its Mayor, and the Metropolitan Transit Commission by its Chair and the Metropolitan Public Transportation Authority, by its Chair, as successor to the Metropolitan Transit Commission.

2026 Charlotte Regional Transportation Planning Organization
Memorandum of Understanding
Voting Member Jurisdiction Signature Pages

Town of Pineville

Clerk

By: _____
Mayor

Town of Stallings

Clerk

By: _____
Mayor

City of Statesville

Clerk

By: _____
Mayor

Town of Troutman

Clerk

By: _____
Mayor

Union County

Clerk

By: _____
Chairperson

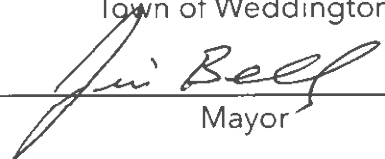
Town of Waxhaw

Clerk

By: _____
Mayor

Town of Weddington


Clerk

By: 
Mayor

Village of Wesley Chapel

Clerk

By: _____
Mayor

LETTER OF AGREEMENT BETWEEN CLIENT AND ARCHITECT

07 May, 2026

Ms. Karen Dewey
Town Administrator/ Clerk
Town of Weddington, North Carolina
1924 Weddington Road
Weddington, NC 28104

Reference: **Town of Weddington – Town Hall Park Community Engagement Process**

Dear Karen:

Thank you for the opportunity to present our team's suggested approach, scope of services and associated fees for the Town Hall Park Community Engagement Process. LaBella greatly values your continued trust in our team, and we are dedicated to supporting the Town's vision for the site's enhancement and potential future development.

Thank you for this opportunity to present this proposed project approach and scope of services for the Town Hall Park Community Engagement Process, all outlined in this LETTER OF AGREEMENT (this "LOA") dated as of the date set forth above, by and between The Town of Weddington, NC (the "Client") and LaBella Associates P.C. (hereinafter referred to as "LaBella").

Upon acceptance of our proposal, please provide your signature and initial the Terms and Conditions pages at the end of this document, retain one original for your use and return a copy to us for our records. This will serve as the notice to proceed under the conditions set herein to activate our design team.

Scope Understanding:

Community engagement is central to LaBella's practice. Our firm uses inclusive strategies - ranging from interactive websites and surveys to dynamic charrettes - across in-person and digital platforms, tailoring outreach to each project to ensure meaningful participation. Committed to prioritizing people, LaBella creates places that reflect community values and aspirations through collaborative, stakeholder and public engagement.

For our proposed Community engagement assistance to the Town of Weddington, we have organized our proposed scope of services into two phases focused on key tasks spanning a duration of 12 weeks for your consideration.

Phase I: Vision Alignment: (phase duration 2 weeks)

Successful collaboration requires early consensus around project vision and goals. This phase prioritizes understanding and early alignment of goals and expectations as our team works with the staff at the Town of Weddington, and its community members to build consensus to refine direction through a feedback-driven process. We will engage stakeholders including residents, business owners, organizations, and agencies to gather input that shapes the master plan's goals and strategies. Our team works to advance a **"Community of Opportunity" approach - engage early and with focus.**

Task 1: Initial outreach and public awareness:

In preparation, LaBella will assist the Town with creation and delivery of an updated "survey" with information bringing awareness to our proposed community engagement process, schedule for input & feedback, and preliminary goals and desired outcome for engaging the community through this collaborative process.

Key elements during this phase include:

- Targeted stakeholder outreach and coordination with community members, civic groups, local agencies, and local partners.
- Multi-platform outreach working with the Town to coordinate engagement with digital tools including surveys and varied platforms.

Phase II: Context-Sensitive Placemaking: (phase duration 4 weeks)

Reflecting the Town of Weddington’s community identity: The crux of this will be two in-person Open House charrette workshops, scheduled in coordination with the Town of Weddington staff to reach residents/stakeholders with varied schedules. One during this phase, and a second session following soon after.

Our team uses context-sensitive placemaking to ensure that recommendations reflect the Town’s identity and goals rather than imposing a one-size-fits-all model, and results feel authentically Weddington – rooted in local identity and responsive to community aspirations. Weddington’s character – defined by it’s heritage, strong neighborhoods, and community-driven values form the foundation for our approach. Key element towards achieving this stems from what is learned through Open House/ Community Workshops:

Task 2: Open House / Community Workshop:

The Open House/ Community Workshop will feature presentations and open house-style activities that share narrative summary and information derived from the initial outreach and public awareness survey from Task 1. The duration of the session typically last 4hrs- 5hrs.

During this session we also invite participants to share additional feedback through interactive maps, discussion boards, and “look and feel” comparative reference images of parks, amenity spaces, and potential program uses. Graphic and sketching exercises will encourage participants to contribute to the design process in table groups, emphasizing important connections, desired uses, and program, and landscape and architectural inspiration from Weddington and other peer communities.

Sharing feedback can be gamified through activities that ask participants to vote for priorities with pin-up inspiring images from a table with a range of options. Participants will be asked to reflect on the site’s current conditions and share their aspirations for its future, particularly related to design preferences, and open space goals.

Plan Refinement:

After the Open House/Community Workshop, the design team will refine the current design based on community feedback from the survey and Open House to inform the final iteration for rezoning plan.

- Design team refines vision statement and preliminary design diagrams, images, massing, land use / program configurations, and narratives to inform potential concept direction(s) with best viability towards meeting project goals and preliminary performance criteria/ metrics.
- Presentation of updated design workshop materials, recommended aesthetic design solutions and preliminary phasing/ implementation strategy diagrams, conceptual design solutions, renderings, and other supporting graphics.
- Visual tour of the project area with stakeholders’ participation to reinforce understanding of key program elements placement on site.

The final plan developed through the plan refinement process will be used as the Rezoning Site Plan to be submitted for the Rezoning process.

Compensation:

LaBella will perform the proposed scope of services listed above in this LOA for the following **Lump Sum fee**:

Phase I: Vision Alignment: (phase duration 4 weeks)

- **Task 1: Initial outreach and public awareness** **\$7,500**

Lump sum fee based on the scope outlined above, plus reimbursable expenses.

Phase II: Context-Sensitive Placemaking: (phase duration 4 weeks)

- **Task 2: Open House / Community Workshop:** **\$20,000**

Lump sum fee based on the scope outlined above, plus reimbursable expenses.

OTHER TERMS AND CONDITIONS

See the “Terms and Conditions” attached herewith that are applicable to the Initial Work.

We look forward to our continued collaboration with you and the Town of Weddington, NC.

Upon acceptance of this LOA, please execute and return a copy via email for our files.

Sincerely,

LaBella Associates, P.C.

Town of Weddington, NC



By: Chip Cannon

By:

Attachments: Terms and Condition

Terms and Conditions

This Agreement for Services is entered into between the Client and LaBella Associates, D.P.C., as defined below:

1. **TERMS OF AGREEMENT:** The Client hereby accepts LaBella’s offer to provide services and agrees that such services and any additional services authorized by the Client shall be governed by this Agreement. Any terms of

an acceptance of this Agreement or other writing submitted by the Client or LaBella which differs from the terms of this Agreement shall not apply.

2. **PAYMENT:** The Client shall pay LaBella a Lump Sum fee as listed above in this LOA for the Initial Work described in this Agreement. The invoice for the Initial Work will be issued upon execution of this LOA, and payment is due within thirty (30) days of the invoice date unless noted otherwise in LOA. For any additional services beyond the Initial Work that are pre-approved in writing, the Client shall pay LaBella for services rendered and reimbursable expenses within thirty (30) days of the invoice date. Amounts unpaid sixty (60) days after the invoice due date and following written notice shall bear interest at the prime rate in effect plus one percent per annum. Without incurring any liability to the Client, LaBella may suspend services or terminate this Agreement if payment is not received within sixty (60) days of the invoice date and after written notice. Before resuming services, LaBella shall be paid all sums due prior to suspension.
3. **CLIENT RESPONSIBILITIES:** The Client shall designate a representative authorized to act on its behalf with respect to the Project. All notices required under this Agreement shall be given to Client and that representative via email. Client copied on all correspondences via email.

The Client shall use commercially reasonable efforts to provide LaBella with all available information actually in the Client's possession regarding, and site access to, the Project necessary for LaBella to perform its professional services, including the Client's requirements for the Project. The Client shall also provide information actually in the Client's possession regarding the Project site and any existing facilities, including destructive testing and investigation of concealed conditions and hazardous substances or injurious conditions.

Client shall examine documents submitted by LaBella and render decisions pertaining thereto promptly to avoid unreasonable delay in the progress of LaBella's services.

4. **ADDITIONAL SERVICES:** If circumstances or Project requirements that are not addressed in this Agreement or that are not reasonably within the scope of services set forth in this Agreement result in an increase in the scope of services, LaBella shall be entitled to an appropriate adjustment in schedule and compensation, subject to the Client's prior written approval. LaBella shall notify the Client in writing immediately upon determination that a change in services is justified, provided said change in service shall at all times be subject to the Client's final written approval. Additional services and related reimbursable expenses shall not be incurred until a Letter of Authorization – Additional Architect's Services is fully executed by the Client. Upon execution of the Project Agreement, payment shall be in accordance with the preceding paragraph 2 and with the then current LaBella Hourly Billing Schedule in effect for the location at which the services are provided. Such additional services shall be billed monthly in accordance with the preceding paragraph 2.
5. **ASSIGNMENT:** Neither party may assign any benefit or obligation under this Agreement without the prior written consent of the other party, except LaBella may use the services of persons and entities not in LaBella's employ when appropriate and customary to do so and the Client may transfer its interest in this Agreement and/or the Project Agreement to an affiliate.
6. **CONFIDENTIALITY:** During the Project, confidential and/or proprietary information of the Client might be furnished to LaBella. LaBella shall use such information for the purpose of providing its professional services on the Project, and for no other purpose. LaBella shall hold such information in strict confidence and shall not disclose such information to any person or entity, except sub-consultants engaged on the Project or as required by law. Upon completion of its services, LaBella shall return or destroy all confidential and/or proprietary information to the Client.
7. **REIMBURSABLE EXPENSES:** Subject to Client's prior written approval, any expenses for travel and printing will be computed at 1.0 times the expense incurred by LaBella. Such reimbursable expenses shall be billed monthly in accordance with the preceding paragraph 2.

8. **STANDARD OF CARE:** LaBella employees shall endeavor to perform the services set forth in this Agreement using that degree of care and skill ordinarily exercised under similar circumstances by others providing services in the same or similar locality as the Project at the time services are provided. LaBella has or shall provide a schedule for the performance of its services, but LaBella shall have no liability or responsibility for delays in the performance of its services caused by persons or circumstances outside the control of LaBella.
9. **OWNERSHIP OF DOCUMENTS:** LaBella grants to the Client ownership of any instruments of service prepared by LaBella pursuant to this Agreement, provided that the Client shall comply with all obligations, including prompt payment of all sums due, under the LOA, if any, and this Agreement. The Client authorizes LaBella to provide copies of the Instruments of Service in electronic format to third parties, solely for use in matters related to the Project.
10. **ESCALATION:** In the event the term of this Agreement is extended beyond the period of service set forth in the Project Agreement, then compensation for professional services is subject to review and escalation by LaBella upon thirty (30) days written notice to the Client and subject to the Client's prior written approval.
11. **SUSPENSION:** The Client may suspend this Agreement in whole or in part at any time for convenience upon seven (7) days prior written notice. Upon receipt of notice, LaBella shall immediately discontinue all services and any reimbursable expenses approved by the Client in writing will be due and payable in accordance herein.

LaBella may suspend its performance under this Agreement if any delinquent amounts due for services and expenses have not been paid following notice thereof and an opportunity to cure, as further required herein. In no event may LaBella refuse to release any unreleased drawings, plans, specifications, reports, maps, materials and any other instruments of service prepared by LaBella for Client until all arrearages are paid in full. LaBella shall not be liable to the Client for delay or any other damages due to any such suspension of services, unless such damages are due to LaBella's negligent acts or omissions.

12. **TERMINATION:** In addition to LaBella's right to terminate or suspend services pursuant to the preceding paragraph 2, this Agreement may be terminated by either party upon not less than seven (7) days prior written notice should the other party materially breach the terms of this Agreement. Notice by the terminating party must identify the alleged material breach, and the party in breach may, within ten (10) days of receipt of the written notice of breach and termination, cure the breach, in which event termination shall not occur. In addition, the Client, upon thirty (30) days prior written notice, may terminate this Agreement without cause if the Client determines, in its sole judgment, that termination is in its interest. Upon receipt of the notice of termination without cause, LaBella shall stop work, and the Client shall pay LaBella within thirty (30) days of the date of termination for preapproved reimbursable expenses incurred up to the effective date of termination.
13. **DISPUTES:** The parties agree that mediation before a mutually agreeable neutral third party shall be a condition precedent to any legal action arising out of this Agreement, unless waived in writing by the parties. The cost of the mediation shall be borne equally by the parties. The mediation shall be conducted in accordance with the Construction Industry Mediation Rules of the American Arbitration Association unless the parties agree otherwise. No demand for mediation shall be made after the date that the applicable statute of limitations would bar a legal or equitable action based on the claim or dispute.
14. **VENUE AND JURISDICTION:** Any legal suit, action or proceeding arising out of or relating to this agreement shall be instituted in a court of competent jurisdiction located in the state and county where the project is located. The parties hereby waive any objection which they may have now or hereafter to the venue of any such suit, action or proceeding, and hereby irrevocably consent to the personal jurisdiction of any such court in any such suit, action or proceeding.

15. **CHOICE OF LAW:** This Agreement shall be interpreted, construed, and enforced in accordance with the laws of the state where the project is located without giving effect or reference to any conflict of law provisions.
16. **DISCLAIMER OF CONSEQUENTIAL DAMAGES:** In no event shall the Client or LaBella be liable to the other party for any special, indirect, incidental, or consequential loss or damages, including but not limited to, lost profits and loss of use arising from or related to duties or obligations of the parties set forth in this Agreement.
17. **LATE FEES, COSTS AND ATTORNEY'S FEES:** An additional charge of 1.5% of an invoice will be imposed each month on all past due accounts, which have been approved by the Client. Imposition of such charges does not constitute an extension of the payment due date.
18. **REMEDIES CUMULATIVE:** The rights and remedies available to a party under this Agreement are cumulative and in addition to, not exclusive of, or in substitution for, any other rights or remedies either party may have at law, or in equity, or under this Agreement. Nothing contained in this Agreement shall be deemed to preclude either party from seeking injunctive relief, if necessary, to prevent the other party from willfully or intentionally breaching its obligations under this Agreement or to compel the other party to perform its obligations hereunder.
19. **NON-WAIVER:** Failure by either party at any time to require performance by the other party or to claim a breach of any provision of this Agreement will not be construed as a waiver of any right accruing under this Agreement, nor affect any subsequent breach, nor affect the effectiveness of this Agreement or any part hereof, nor prejudice either party as regards any subsequent action.
20. **FORCE MAJEURE:** Neither party to this Agreement shall be liable to the other for delays in performing the obligations called for by this Agreement, or the direct and indirect costs resulting from such delays, that are caused by labor strikes, riots, war, acts of government authorities other than the Client (if a governmental authority), extraordinary weather conditions, epidemics, pandemics or other natural catastrophe, or any other cause beyond the reasonable control or contemplation of either party.
21. **SEVERABILITY:** The provisions of this Agreement are hereby agreed and declared to be severable. Any term or provision of this Agreement which is held to be unenforceable by a court of competent jurisdiction shall be deemed to have been stricken from this Agreement, and the remaining terms and provisions of this Agreement shall be construed and enforced without such terms or provisions.
22. **COUNTERPARTS:** This Agreement may be executed in one or more counterparts, each one of which shall be deemed an original, but all of which together shall constitute one and the same instrument. This Agreement may be executed by electronic mail (including pdf or any electronic signature complying with the U.S. Federal ESIGN Act of 2000, e.g., www.docusign.com), or other transmission method and shall be deemed to have been duly and validly executed and delivered by each party herein on the date so transmitted to the other party.
23. **SCOPE OF AGREEMENT:** This Agreement represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral, except that terms specific to future projects shall be set forth in LaBella's proposals. This Agreement may be amended only by written instrument signed by both parties.
24. **LIMITATION OF LIABILITY:** To the maximum extent allowed by law, the Client agrees to limit the liability of LaBella, and its shareholders, directors, officers, employees, and agents, for the Client's damages to the amount LaBella's fee. This limitation shall apply regardless of the cause of action or legal theory pled or asserted. For purposes of this provision, LaBella's shareholders, directors, officers, and employees shall be third party beneficiaries. The liability for the initial services shall be capped at LaBella scope of services fee listed in this LOA.
25. **MISCELLANEOUS PROVISIONS:** The following miscellaneous provisions shall apply:

- a. This Agreement shall be governed by the law of the principal place of business of LaBella.
- b. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or LaBella.
- c. LaBella shall have the right to include photographic or artistic representations of its services provided and instruments of service created pursuant to this Agreement among LaBella's promotional and professional materials. However, any materials shall not include the Client's confidential or proprietary information. To the extent the Client is not subject to any restrictions, the Client shall provide professional credit for LaBella in Client's promotional materials for the Project.
- d. Neither the Client nor LaBella shall assign this Agreement without the written consent of the other.



TO: Town Council

FROM: Karen Dewey, Town Administrator/Clerk

DATE: June 8, 2026

SUBJECT: Town Hall Park Engagement Process

Staff received a scope of work from LaBella for a survey and public engagement strategy for the Town Hall Park. There are essentially two phases to this strategy:

Step one involves the development of a survey with questions and a summary of results.

Step 2 is a 2-phase process. First, it involves delivery of the survey information to the community to engage the public in conversation- open house style workshops. Second, it involves taking the feedback and implementing that into the designs already presented, refining them to be used as the submittal for the conditional zoning application. Half the cost of phase 2 is for the engagement, the other half is for the design in the plans.

The timeline noted in the proposal can be expedited

An extensive public engagement process is outlined with professional-3rd party individuals handling it. There is funding in the various grants already received for the park work. This is an important aspect of developing a park and it can be used as a part of grant applications in the future.

Summary of Abatement Cases

4915 Beulah Church:

- This property is due for abatement proceedings regarding junk and trash in the front and side yards of the property. Abatement can be handled via contracting to have the offending items removed, or through court proceedings with the property owner.

109 Foxton:

- This property is due for abatement proceedings regarding construction debris left on the property during an interior and partial exterior renovation. There is currently a hold on permitting for the renovation work due to this violation. The owner has been notified and is aware of this hold. Abatement can be handled via contracting to have the offending items removed, or through court proceedings with the property owner.

4500 Homestead:

- This property is due for abatement due to construction debris left in the rear of the property. This property is an unbuildable lot, so it's likely any costs associated with it will need to be recouped via collections rather than hoping for a lien to come back eventually. Abatement can be handled via contracting to have the offending items removed, or through court proceedings with the property owner.

**TOWN OF WEDDINGTON
CONTRACT**

This Contract ("Contract") is made and entered into to be effective ____ day of July, 2026 ("Effective Date") between Town of Weddington (the "**Town**") and Barbee Lawn and Landscaping. (the "Contractor"). For and in consideration of the mutual promises set forth in this Contract, the parties do mutually agree as follows:

1. Obligations of the Contractor; Description of Products and Services Provided.

- A. Contractor agrees to provide the services (the "Services") as more particularly described in the Project Scope dated June 21, 2026 attached hereto and incorporated herein by reference as **Exhibit A**.
- B. The term of this Contract shall be from the Effective Date – the earlier of the date Services are completed or **September 1, 2026**.
- C. This Contract does not grant the Contractor the right or the exclusive right to provide specified services to the Town. Similar services may be obtained from sources other than the Contractor (or not at all) at the discretion of the Town.
- D. The Contractor shall begin work immediately upon issuance of a written notice to proceed. The Contractor agrees to perform the Services in a timely, complete, and professional manner and in accordance with the terms and conditions of this Contract. Furthermore, the Contractor represents and warrants that (i) it is duly qualified and, if required by law, licensed to provide the Services; (ii) it will provide the Services in a manner consistent with the level of care and skill ordinarily exercised by reputable members of its profession providing similar Services under similar conditions and in the same locality at the time the Services are provided; (iii) it possesses sufficient experience, personnel, and resources to provide the Services; and (iv) it shall provide the Services in compliance with applicable laws, statutes, ordinances, codes, orders, rules and regulation consistent with the professional standard of care.

2. Obligations of the Town.

- a. The Town hereby agrees to pay to the Contractor for the faithful performance of this Contract a total not to exceed six thousand four hundred eighty-five dollars (\$6,485.00) ("Contract Price") in a lump sum upon completion of Services.
- 3. Town's Project Manager. **Jim Bell, Mayor** is designated as the Project Manager for the Town. The Project Manager shall be the Town's representative in connection with the Contractor's performance under this Contract. The Town has complete discretion in replacing the Project Manager with another person of its choosing.
- 4. Primary Client Contact for the Contractor. _____ is designated as the Primary Contact for the Contractor. The Primary Contact is fully authorized to act on behalf of the Contractor in connection with this Contract.
- 5. Terms and Methods of Payment. The Town will make payment after invoices are approved on a net 30-day basis. Applicable North Carolina sales tax shall be invoiced as a separate item. Invoices shall be sent to the Town's Finance department with a copy to the Town's Project Manager.
- 6. Standard Terms and Conditions: The Contractor agrees to the Standard Terms and Conditions set forth as **Attachment 1** attached hereto and incorporated herein by reference.
- 7. Change Orders: Additional work due to either 1) unforeseen conditions (unsuitable soils, groundwater, buried debris, rock, utilities, etc.) or 2) at the request of the Town shall not be completed until the parties agree in writing

to the scope and cost of the additional work. The Town shall have no obligation to pay for additional work completed without its prior written consent.

8. Warranty Limitations: Contractor neither expresses nor implies any warranty related to settlement, movement, drainage performance, or compaction unless geotechnical engineering and testing services are provided by the Town. Seed germination is not guaranteed.
9. Counterpart Execution. This Contract may be executed and recorded in two or more counterparts, each of which shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument. Each party shall be entitled to rely upon executed copies of this Contract transmitted by facsimile or electronic "PDF" to the same and full extent as the originals.

IN WITNESS WHEREOF, the Town and the Contractor have executed this Contract on the day and year first written above.

Barbee Lawn & Landscaping

the Contractor Name

Signature of Authorized Representative Date

the Contractor's Federal Identification #

[if Contract is with Organization or Social Security Number if individual]

Town of Weddington

Signature of Authorized Representative Date

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Signature of Authorized Finance Officer Date

Approved as to Form: _____
Town Attorney

Attachment 1

Standard Terms and Conditions

1. **Defined Terms.** "Contract" means the agreement between the Town and Contractor which consists of the applicable Contract Documents. "Contract Documents" means: (i) any applicable purchase order between Contractor and the Town specifically including all terms and conditions set forth or referenced herein and on the face of a Purchase Order, (ii) any attachments hereto, (iii) any applicable solicitation documentation related hereto (including without limitation any request for proposals or invitation for bids and Contractor's response thereto), and (iv) any other terms and conditions of a written agreement signed by Contractor and the Town that deals with the same subject matter. "Purchase Order" means any applicable purchase order issued by the Town.
2. **Compliance with All Laws.** Contractor warrants that all performance hereunder shall be in accordance with all applicable federal, state, and local laws, regulations, and orders. The right of Contractor to proceed may be terminated immediately by written notice if the Town determines that Contractor, its agent, or another representative, has violated any provision of law.
3. **Nondiscrimination.** During the performance of the Contract, the Contractor shall not discriminate against or deny the Contract's benefits to any person on the basis of sexual orientation, national origin, race, ethnic background, color, religion, gender, age, or disability.
4. **Conflict of Interest.** The Contractor represents and warrants that no member of the Town or any of its employees or officers who may obtain a direct benefit, personal gain or advantage for themselves or a relative or associate as a result of the Contract, subcontract or other agreement related to the Contract is in a position to influence or has attempted to influence the making of the Contract, has been involved in making the Contract, or will be involved in administering the Contract. the Contractor shall cause this paragraph to be included in all Contracts, subcontracts and other agreements related to the Contract.
5. **No Gratuities to the Town.** The right of the Contractor to proceed may be terminated by written notice if the Town determines that the Contractor, its agent, or another representative offered or gave a gratuity to an official or employee of the Town in violation of policies of the Town.
6. **No Kickbacks to the Contractor.** The Contractor shall not permit any kickbacks or gratuities to be provided, directly or indirectly, to itself, its employees, subcontractors, or subcontractor employees for the purpose of improperly obtaining or rewarding favorable treatment in connection with a Town contract or in connection with a subcontract relating to a Town contract. When the Contractor has grounds to believe that a violation of this clause may have occurred, the Contractor shall promptly report to the Town in writing the possible violation.
7. **E-Verification.** The Contractor shall comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes.
8. **Indemnification.** The Contractor shall indemnify and hold harmless the Town, its officers, agents, employees and assigns from and against all claims, losses, costs, damages, expenses, attorneys' fees and liability that any of them may sustain (a) caused by Contractor's failure to comply with any applicable law, ordinance, regulation, or industry standard of care; or (b) caused by the Contractor's breach of the terms and conditions of the Contract. In the event the Contractor, its employees, agents, subcontractors and or lower-tier subcontractors enter premises occupied by or under the control of the Town in the performance of the Contract Documents, the Contractor agrees that it will indemnify and hold harmless the Town, its officers, agents, employees and assigns, from any loss, costs, damage, expense or liability by reason of property damage or personal injury of whatsoever nature or kind arising out of, as a result of, or in connection with such entry.
9. **Insurance.** Unless such insurance requirements are waived or modified by the Town, the Contractor certifies that it currently has and agrees to purchase and maintain during its performance under the Contract the following insurance from one or more insurance companies acceptable to the Town and authorized to do business in the State of North Carolina: Automobile - the Contractor shall maintain bodily injury and property damage liability insurance covering all owned, non-owned and hired automobiles. The policy limits of such insurance shall not be less than \$1,000,000 combined single limit each person/each occurrence. Commercial General Liability - the Contractor shall maintain commercial general liability insurance that shall protect the Contractor from claims of bodily injury or property damage which arise from performance under the Contract. This insurance shall include coverage for contractual liability. The policy limits of such insurance shall not be less than \$1,000,000 combined single limit each occurrence/annual aggregate. Worker's Compensation and Employers' Liability Insurance - If

applicable to the Contractor, the Contractor shall meet the statutory requirements of the State of North Carolina for worker's compensation coverage and employers' liability insurance. The Contractor shall also provide any other insurance or bonding specifically recommended in writing by the Town or required by applicable law. Certificates of such insurance shall be furnished by the Contractor to the Town and shall contain the provision that the Town be given 30 days' written notice of any intent to amend or terminate by either the Contractor or the insuring company. Failure to furnish insurance certificates or to maintain such insurance shall be a default under the Contract and shall be grounds for immediate termination of the Contract.

10. **Additional Insurance.** In addition to the insurance required pursuant to Paragraph 9 of the Standard Terms and Conditions for All Contracts, the Service Provider certifies that it currently has and agrees to purchase and maintain during its performance under the Contract the following insurance from one or more insurance companies acceptable to the Town and authorized to do business in the State of North Carolina: Professional liability insurance with a policy limit of not less than \$3,000,000 per claim and \$5,000,000 in the aggregate.
11. **Termination for Convenience.** In addition to all of the other rights which the Town may have to cancel this Contract, the Town shall have the further right, without assigning any reason therefore, to terminate the Contract, in whole or in part, at any time at its complete discretion by providing 10 days' notice in writing from the Town to the Contractor. If the Contract is terminated by the Town in accordance with this paragraph, the Contractor will be paid for Services actually delivered or performed up to the date of termination.
12. **Termination for Default.** The Town may terminate the Contract, in whole or in part, immediately and without prior notice upon breach of the Contract by the Contractor. In addition to any other remedies available to the Town law or equity, the Town may procure upon such terms as the Town shall deem appropriate, Services substantially similar to those so terminated, in which case the Contractor shall be liable to the Town for any excess costs for such similar services and any expenses incurred in connection therewith.
13. **Contract Funding.** It is understood and agreed between the Contractor and the Town that the Town's obligation under the Contract is contingent upon the availability of appropriated funds from which payment for Contract purposes can be made. No legal liability on the part of the Town for any payment may arise until funds are made available to the Town's Finance Officer and until the Contractor receives notice of such availability. Should such funds not be appropriated or allocated, the Contract shall immediately be terminated. The Town shall not be liable to the Contractor for damages of any kind (general, special, consequential, or exemplary) as a result of such termination.
14. **Contract Transfer.** The Contractor shall not assign, subcontract, or otherwise transfer any interest in the Contract without the prior written approval of the Town.
15. **Contract Personnel.** The Contractor agrees that it has, or will secure at its own expense, all personnel required to provide the Services set forth in the Contract.
16. **Contract Modifications.** The Contract may be amended only by written amendment duly executed by both the Town and the Contractor.
17. **Relationship of Parties.** The Contractor is an independent contractor and not an employee of the Town. The conduct and control of the work will lie solely with the Contractor. The Contract shall not be construed as establishing a joint venture, partnership, or any principal-agent relationship for any purpose between the Contractor and the Town. Employees of the Contractor shall remain subject to the exclusive control and supervision of the Contractor, which is solely responsible for their compensation.
18. **No Advertisement.** The Contract will not be used in connection with any advertising by the Contractor without prior written approval by the Town.
19. **No Pre-Judgment or Post-Judgment Interest.** In the event of any action by the Contractor for breach of contract in connection with the Contract, any amount awarded shall not bear interest either before or after any judgment, and the Contractor specifically waives any claim for interest.
20. **Background Checks.** At the request of the Town's Project Manager, the Contractor (if an individual) or any individual employees of the Contractor shall submit to the Town criminal background check and drug testing procedures.
21. **Confidential Information.** Employee Personnel Information: If, during the Contractor's performance of the Contract, Contractor should obtain any information pertaining to employees of the Town's personnel records, Contractor agrees to keep any such information confidential and to not disclose or permit it to be disclosed, directly or indirectly, to any person or entity. Other Confidential Information: (a) the Contractor agrees that it will at all times hold in confidence for the Town all designs, know-how, techniques, devices, drawings, specifications, patterns, technical information, documents, business plans, item requirements, forecasts and similar data, oral,

written or otherwise, conveyed by the Town to the Contractor in connection herewith or procured, developed, produced, manufactured or fabricated by the Contractor in connection herewith or procured, developed, produced, manufactured or fabricated by the Contractor in connection with the Contractor's performance hereunder (collectively, "Information"). The Contractor shall exercise the same degree of care to prevent disclosure of any Information to others as it takes to preserve and safeguard its own proprietary information, but in any event, no less than a reasonable degree of care. The Contractor shall not, without the prior written consent of the Town, reproduce any Information; nor disclose Information to any party; nor use any Information for any purpose other than performance for the benefit of the Contractor hereunder. Any technical knowledge or information of the Contractor which the Contractor shall have disclosed or may hereafter disclose to the Town in connection with the Services or other performance covered by the Contract shall not, unless otherwise specifically agreed upon in writing by the Town, be deemed to be confidential or proprietary information and shall be acquired by the Town free from any restrictions as part of the consideration of the Contract.

22. Intellectual Property. The Contractor agrees, at its own expense, to indemnify, defend and save the Town harmless from all liability, loss, or expense, including costs of settlement and attorney's fees, resulting from any claim that the Town's use, possession, or sale of the Services infringes any copyright, patent or trademark or is a misappropriation of any trade secret.
23. Mediation. If a dispute arises out of or relates to the Contract, or the breach of the Contract, and if the dispute cannot be settled through negotiation, the parties agree to try in good faith to settle the dispute by mediation administered by the American Arbitration Association under its Commercial Mediation Rules before resorting to litigation.
24. No Third-Party Benefits. The Contract shall not be considered by the Contractor to create any benefits on behalf of any third party. The Contractor shall include in all contracts, subcontracts or other agreements relating to the Contract an acknowledgment by the contracting parties that the Contract creates no third-party benefits.
25. Force Majeure. If the Town is unable to perform its obligations or to accept the Services because of Force Majeure (as hereinafter defined), the time for such performance by the Town or acceptance of Services will be equitably adjusted by allowing additional time for performance or acceptance of Services equal to any periods of Force Majeure. "Force Majeure" shall mean any delays caused by acts of God, riot, war, terrorism, inclement weather, labor strikes, material shortages and other causes beyond the reasonable control of the Town.
26. Strict Compliance. The Town may at any time insist upon strict compliance with these terms and conditions notwithstanding any previous course of dealing or course of performance between the parties to the contrary.
27. General Provisions. The Town's remedies as set forth herein are not exclusive. Any delay or omission in exercising any right hereunder, or any waiver of any single breach or default hereunder, shall not be deemed to be a waiver of such right or of any other right, breach, or default. If action is instituted by the Contractor hereunder, the Town shall be entitled to recover costs and reasonable attorney's fees. The Contractor may not assign, pledge, or in any manner encumber the Contractor's rights under this Contract or delegate the performance of any of its obligations hereunder, without the Town's prior, express written consent.
28. Contract Situs. All matters, whether sounding in contract or tort relating to the validity, construction, interpretation, and enforcement of the Contract, will be determined in Union County, North Carolina. North Carolina law will govern the interpretation and construction of the Contract.
29. FEDERAL FUNDS: If the source of funds for this contract is federal funds, the following federal provisions apply pursuant to 2 C.F.R. § 200.326 and 2 C.F.R. Part 200, Appendix II (as applicable): Equal Employment Opportunity (41 C.F.R. Part 60); Davis-Bacon Act (40 U.S.C. 3141-3148); Copeland "Anti-Kickback" Act (40 U.S.C. 3145); Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708); Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387); Debarment and Suspension (Executive Orders 12549 and 12689); Byrd Anti-Lobbying Amendment (31 U.S.C. 1352); Procurement of Recovered Materials (2 C.F.R. § 200.322); and Record Retention Requirements (2 CFR § 200.324).

EXHIBIT A



4614 Duncan Rd.
Monroe, NC 28110
(704)-207-4662

Customer: Town of Weddington

Address: 1924 Weddington Rd. Weddington, NC 28104

Date: 6/21/2026

1. Project Scope

Brush & Vegetation Removal

- Brush and vegetation will be removed from designated areas to include the overgrown sections in the center of the park property, the woodline along Weddington Matthews Rd, and around existing trees in the park lawn.
- After brush and vegetation is removed, the areas will be smoothed out to achieve suitable areas for lawn germination.
- Trees within the lawn area and the woodline along Weddington Matthews Road will be limbed to establish approximately six to eight feet of ground clearance beneath the canopy.
- All removed debris will be hauled off and disposed of at an off-site facility

Restoration

- Disturbed areas will be restored by spreading seed and straw, and applying a starter fertilizer to promote seed germination.

2. Cost

Project Estimate: \$6,485.00

* No erosion control, permitting, inspecting, engineering, material testing, surveying, utility locating, or traffic control is included in this estimate



Code Enforcement Report

June 26, 2026

What was accomplished this week?

- Meeting held with staff to discuss code enforcement cases.
- Inspections occurred at 7112 Newtown, 2418 Cherrywood Ln, 109 Foxton
- Letters written for 7112 Newtown, 2418 Cherrywood

What will be accomplished next week?

- No work. 4th of July Holiday break.

Schedule Status:

- 4500 Homestead (Construction Debris): Next steps for Abatement need to be determined by town.
- 109 Foxton: Next steps for Abatement need to be determined by town.
- 6939 Tree Hill RV: Next steps for Abatement need to be determined by town.
- 4519 Beulah Church: Next Steps for Abatement need to be determined by town.
- 4909 Beulah Church: Monitoring
- 7112 Newtown: Next Inspection: July 10th 2026
- 6939 Tree Hill Horses: Next Inspection June 27th 2026
- 4700 Weddington Rd: Monitoring
- Weddington Glen HOA: Waiting on attorney clarification
- 401 Amanda: Sheriffs supposed to investigate at night.
- 2418 Cherrywood: Next Inspection July 10th 2026

Other Issues or Concerns:

- Contract will expire in June of this year. Need to discuss extension if town wishes to continue current contract.

Matthew Rea, AICP, NCCZO

(330) 885-0937
mrea@ibts.org

WEDDINGTON
Statement of Revenue and Expenditures - Standard

07/07/2026
06:09 PM

Revenue Account Range: First to zz-zzzz-zzz

Include Non-Anticipated: Yes

Year To Date As Of: 06/30/26

Expend Account Range: First to zz-zzzz-zzz

Include Non-Budget: No

Current Period: 06/01/26 to 06/30/26

Print Zero YTD Activity: No

Prior Year: Thru 06/30/25

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
10-3101-110	AD VALOREM TAX - CURRENT	801,393.55	1,700,000.00	1,670.81	1,713,506.68	13,506.68	101
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	14,804.94	7,000.00	35.30	7,422.41	422.41	106
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	577.18-	500.00	0.00	61.51-	561.51-	12-
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	99,746.78	105,000.00	10,727.98	105,489.75	489.75	100
10-3115-180	TAX INTEREST	4,746.84	5,000.00	102.62	7,619.92	2,619.92	152
10-3120-000	SOLID WASTE FEE REVENUES	1,209,280.40	10,000.00	500.26	17,445.59	7,445.59	174
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	670,407.25	390,000.00	36,452.56	338,475.56	51,524.44-	87
10-3322-220	BEER & WINE TAX	56,901.62	55,000.00	0.00	58,070.16	3,070.16	106
10-3324-220	UTILITY FRANCHISE TAX	498,911.57	405,000.00	133,733.86	354,013.85	50,986.15-	87
10-3329-220	ARPA FEDERAL FUNDS	195,969.19	0.00	0.00	0.00	0.00	0
10-3333-220	SOLID WASTE DISP TAX	8,366.21	5,000.00	0.00	11,376.58	6,376.58	228
10-3340-400	ZONING & PERMIT FEES	25,257.50	70,000.00	2,632.50	78,397.50	8,397.50	112
10-3350-400	SUBDIVISION FEES	11,015.03	5,000.00	0.00	6,140.00	1,140.00	123
10-3360-400	STORMWATER EROSION CONTROL FEES	7,736.75	2,500.00	0.00	2,750.00	250.00	110
10-3830-891	MISCELLANEOUS REVENUES	262,057.19	250.00	0.00	147.68	102.32-	59
10-3831-491	INVESTMENT INCOME	286,234.15	240,000.00	19,362.82	251,795.12	11,795.12	105
General Fund Revenue Totals		4,152,251.79	3,000,250.00	205,218.71	2,952,589.29	47,660.71-	98

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	1,012,673.76	1,082,950.00	89,944.98	1,075,463.16	7,486.84	99
10-4110-120	FIRE	0.00	0.00	0.00	0.00	0.00	0

WEDDINGTON
Statement of Revenue and Expenditures

07/07/2026
06:09 PM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4110-127	FIRE DEPARTMENT BLDG/MAINTENANCE	3,965.00	0.00	0.00	0.00	0.00	0
10-4110-150	POLICE	0.00	0.00	0.00	0.00	0.00	0
10-4110-155	POLICE PROTECTION	533,779.36	670,000.00	0.00	653,926.80	16,073.20	98
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	65,170.00	70,000.00	5,814.00	62,304.00	7,696.00	89
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	17,858.68	2,141.32	89
10-4110-340	PUBLICATIONS	0.00	3,000.00	0.00	0.00	3,000.00	0
10-4110-342	HOLIDAY/TREE LIGHTING	8,376.59	12,000.00	0.00	11,779.48	220.52	98
10-4110-343	SPRING EVENT	5,363.67	8,550.00	519.12	4,927.94	3,622.06	58
10-4110-344	OTHER COMMUNITY EVENTS	0.00	16,000.00	0.00	15,849.60	150.40	99
10-4110-498	LIBRARY DONATIONS	75,000.00	0.00	0.00	0.00	0.00	0
	4110 GENERAL GOVERNMENT	1,704,328.38	1,892,500.00	96,278.10	1,842,109.66	50,390.34	97
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	69,678.09	74,250.00	4,505.19	71,241.04	3,008.96	96
10-4120-123	SALARIES - TAX COLLECTOR	58,146.72	64,500.00	5,174.25	59,824.60	4,675.40	93
10-4120-124	SALARIES - FINANCE OFFICER	17,561.86	21,615.00	3,279.36	19,789.66	1,825.34	92
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	25,200.00	25,500.00	1,700.00	24,000.00	1,500.00	94
10-4120-181	FICA EXPENSE	13,049.73	15,500.00	1,121.40	13,376.63	2,123.37	86
10-4120-182	EMPLOYEE RETIREMENT	27,750.74	29,575.00	2,175.96	29,508.75	66.25	100
10-4120-183	EMPLOYEE INSURANCE	32,983.00	35,000.00	1,150.07	26,462.73	8,537.27	76
10-4120-184	EMPLOYEE LIFE INSURANCE	464.64	1,500.00	71.76	1,372.88	127.12	92

WEDDINGTON
Statement of Revenue and Expenditures

07/07/2026
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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4120-185	EMPLOYEE S-T DISABILITY	322.00	1,000.00	35.13	767.57	232.43	77
10-4120-190	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4120-191	AUDIT FEES	10,800.00	13,000.00	0.00	0.00	13,000.00	0
10-4120-193	CONTRACT LABOR	19,028.74	20,000.00	1,806.00-	8,399.96	11,600.04	42
10-4120-200	OTHER ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-205	OFFICE SUPPLIES - ADMIN	4,359.25	7,500.00	282.83	4,556.86	2,943.14	61
10-4120-210	PLANNING CONFERENCE	574.43	2,000.00	0.00	765.40	1,234.60	38
10-4120-321	TELEPHONE - ADMIN	2,083.47	2,000.00	0.00	1,184.38	815.62	59
10-4120-325	POSTAGE - ADMIN	2,245.20	2,500.00	0.00	1,668.36	831.64	67
10-4120-331	UTILITIES - ADMIN	3,980.96	5,000.00	0.00	3,534.88	1,465.12	71
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	16,659.55	3,000.00	0.00	0.00	3,000.00	0
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	84,623.10	95,000.00	4,104.52	88,101.73	6,898.27	93
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	65,302.34	100,000.00	11,775.00	74,542.38	25,457.62	75
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	1,013.36	2,000.00	0.00	1,063.02	936.98	53
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	6,360.00	6,500.00	480.00	5,640.00	860.00	87
10-4120-370	ADVERTISING - ADMIN	1,231.69	500.00	68.80	345.18	154.82	69
10-4120-397	TAX LISTING & TAX COLLECTION FEES	377.35	500.00	0.00	396.99	103.01	79
10-4120-400	ADMINISTRATIVE:TRAINING	4,352.60	8,500.00	320.00	7,963.44	536.56	94
10-4120-410	ADMINISTRATIVE:TRAVEL	5,683.71	6,500.00	814.09	6,848.42	348.42-	105
10-4120-450	INSURANCE	26,649.27	28,350.00	1.56	28,038.17	311.83	99
10-4120-491	DUES & SUBSCRIPTIONS	18,167.04	31,000.00	0.00	30,614.61	385.39	99
10-4120-498	GIFTS & AWARDS	1,000.19	1,500.00	0.00	1,287.44	212.56	86
10-4120-499	MISCELLANEOUS	12,506.59	9,500.00	1,183.67	9,500.20	0.20-	100
	4120 ADMINISTRATIVE	532,155.62	613,290.00	36,437.59	520,795.28	92,494.72	85
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0
10-4130-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0

WEDDINGTON
Statement of Revenue and Expenditures

07/07/2026
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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4130-121	SALARIES - ZONING ADMINISTRATOR	81,220.39	80,000.00	0.00	71,972.19	8,027.81	90
10-4130-122	SALARIES - ASST ZONING ADMINISTRATOR	0.00	17,875.00	1,782.50	16,169.00	1,706.00	90
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	23,476.04	26,250.00	1,673.82	22,910.42	3,339.58	87
10-4130-124	SALARIES - PLANNING BOARD	2,600.00	4,000.00	350.00	3,850.00	150.00	96
10-4130-125	SALARIES - SIGN REMOVAL	3,487.05	3,750.00	264.60	3,534.30	215.70	94
10-4130-181	FICA EXPENSE - P&Z	8,090.84	10,000.00	311.47	8,533.96	1,466.04	85
10-4130-182	EMPLOYEE RETIREMENT - P&Z	13,571.94	15,000.00	0.00	12,580.74	2,419.26	84
10-4130-183	EMPLOYEE INSURANCE	16,488.00	15,000.00	286.99	11,448.70	3,551.30	76
10-4130-184	EMPLOYEE LIFE INSURANCE	307.20	750.00	0.00	470.00	280.00	63
10-4130-185	EMPLOYEE S-T DISABILITY	168.00	500.00	0.00	304.60	195.40	61
10-4130-190	CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4130-192	CONSULTING STORMWATER CONTROL	113,924.80	70,000.00	0.00	40,145.98	29,854.02	57
10-4130-193	CONSULTING	45,807.19	75,000.00	737.00	65,593.49	9,406.51	87
10-4130-194	CONSULTING - COG	5,436.62	15,000.00	0.00	6,476.93	8,523.07	43
10-4130-195	OTHER CONSULTING CONTRACTS	0.00	20,000.00	0.00	0.00	20,000.00	0
10-4130-200	OTHER PLANNING	0.00	0.00	0.00	0.00	0.00	0
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	4,455.35	6,085.00	282.84	4,155.25	1,929.75	68
10-4130-215	HISTORIC PRESERVATION	0.00	250.00	0.00	0.00	250.00	0
10-4130-220	INFRASTRUCTURE	75,000.00	0.00	0.00	0.00	0.00	0
10-4130-321	TELEPHONE - PLANNING & ZONING	2,173.49	2,000.00	0.00	1,184.33	815.67	59
10-4130-325	POSTAGE - PLANNING & ZONING	2,100.43	2,500.00	0.00	1,668.37	831.63	67
10-4130-331	UTILITIES - PLANNING & ZONING	4,036.68	5,000.00	47.23	3,341.08	1,658.92	67
10-4130-370	ADVERTISING - PLANNING & ZONING	489.38	500.00	68.80	262.15	237.85	52
10-4130-500	CAPITAL EXPENDITURES - P&Z	0.00	125,000.00	0.00	0.00	125,000.00	0
	4130 ECONOMIC & PHYSICAL DEVELOPMEN	402,833.40	494,460.00	5,805.25	274,601.49	219,858.51	56
General Fund Expenditure Totals		2,639,317.40	3,000,250.00	138,520.94	2,637,506.43	362,743.57	88

WEDDINGTON
Statement of Revenue and Expenditures

07/07/2026
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10 General Fund	Prior	Current	YTD
Revenues:	4,152,251.79	205,218.71	2,952,589.29
Expenditures:	2,639,317.40	138,520.94	2,637,506.43
Net Income:	1,512,934.39	66,697.77	315,082.86

Grand Totals	Prior	Current	YTD
Revenues:	4,152,251.79	205,218.71	2,952,589.29
Expenditures:	2,639,317.40	138,520.94	2,637,506.43
Net Income:	1,512,934.39	66,697.77	315,082.86

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 06/30/26

2026

2025

Assets

10-1120-000	SOUTH STATE CHECKING ACCOUNT	837,033.95	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	1,188,883.27	492,051.80
10-1130-001	BB&T/TRUIST MONEY MARKET	1,877,580.01	2,336,152.82
10-1140-000	NC CLASS INVESTMENT ACCOUNT	270,977.72	260,501.59
10-1170-000	NC CASH MGMT TRUST	5,330,637.79	5,131,607.54
10-1205-000	DUE FROM OTHER FUNDS (SCIF/PARK)	0.00	54,932.32
10-1210-000	A/R SOLID WASTE FEES	9,930.47	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	61,707.22	13,279.34
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	5,856.93	9,149.43
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	7,334.25	5,019.66
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	2,128.84	1,632.50
10-1214-000	PREPAID ASSETS	26,933.32	36,575.14
10-1215-000	A/R INTERGOVT-LOCAL OPTION SALES TX	0.00	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	105,899.33
10-1220-000	AR OTHER	3,542.43	16,375.60
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>12,449,900.99</u>	<u>12,149,509.54</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	4,152.93	8,765.30
10-2120-000	BOND DEPOSIT PAYABLE	47,896.25	47,896.25
10-2151-000	FICA TAXES PAYABLE	115.34	0.00
10-2152-000	FEDERAL TAXES PAYABLE	0.00	0.00
10-2153-000	STATE W/H TAXES PAYABLE	305.00-	305.00-
10-2154-001	NC RETIREMENT PAYABLE	0.00	0.00
10-2155-000	HEALTH INSURANCE PAYABLE	1,506.10-	0.00
10-2156-000	LIFE INSURANCE PAYABLE	381.64	0.00
10-2157-000	401K PAYABLE	0.00	0.00
10-2200-000	ENCUMBRANCES	0.00	0.00
10-2210-000	RESERVE FOR ENCUMBRANCES	0.00	0.00
10-2605-000	DEFERRED REVENUES- TAX INTEREST	2,128.84	1,632.50
10-2610-000	DEFERRED REVENUE SOLID WASTE FEES	6,803.87	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	5,856.93	9,149.43
10-2625-000	DEFERRED REVENUE - CURR YR TAX	61,707.22	13,279.34
10-2630-000	DEFERRED REVENUE-NEXT 8	7,334.25	5,019.66
10-2635-000	DEFERRED REVENUE - PREPAID TAXES	0.00	0.00
	Total Liabilities	<u>186,827.48</u>	<u>201,518.89</u>
10-2640-001	FUND BALANCE - UNASSIGNED	6,840,246.67	6,840,246.67

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 06/30/26

		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>10,435,056.26</u>	<u>10,435,056.26</u>
	Revenue	3,109,339.29	1,054,301.79
	Less Expenses	<u>2,794,256.43</u>	<u>458,632.60-</u>
	Net	<u>315,082.86</u>	<u>1,512,934.39</u>
	Total Fund Balance	<u>10,750,139.12</u>	<u>11,947,990.65</u>
	Total Liabilities & Fund Balance	<u><u>10,936,966.60</u></u>	<u><u>12,149,509.54</u></u>

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

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: July 13, 2026

SUBJECT: Tax Report– June 2026

Transactions:	
Balance Adjustments	(218.60)
Refunds	\$217.26
2023	\$(293.59)
2024	\$(299.30)
2025	\$(1933.36)
As of June 30, 2026, the following taxes remain Outstanding:	
2015	\$187.26
2016	\$251.29
2017	\$421.72
2018	\$139.46
2019	\$385.80
2020	\$251.31
2021	\$408.89
2022	\$1492.90
2023	\$6,745.78
2024	\$13,724.47
2025	\$62,948.83
Total Outstanding:	\$86,957.71

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

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: July 13, 2026

SUBJECT: **Tax Report–2025 Settlement**

Transactions:	
2025 Real Property Tax Levy	\$1,756,689.94
2025 Personal Property Levy	\$9,615.52
Late List Penalties Levy	\$219.67
2025 Utility Taxes	\$9893.95
2025 Billing Adjustment	(46.17)
Interest Charge	\$1935.94
Refunds	\$38,178.23
Discoveries	\$414.56
Releases	\$(5142.28)
2025 Payments	\$(1,748,198.46)
Balance Adjustments	\$(479.72)
Cuthbertson Prepays	\$(132.35)
As of June 30, 2026; the following taxes remain Outstanding:	
2025	\$62,948.83

**TOWN OF WEDDINGTON
ARPA QUARTERLY UPDATE
AS OF 6/30/26**

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)
SPENT 7/1/24-12/31/24	(195,969.19)
BALANCE AT 7/1/25	\$ -
SPENT 7/1/25-6/30/26	-
BALANCE AT 6/30/26	\$ -

TOWN OF WEDDINGTON
SCIF QUARTERLY SUMMARY REPORT
AS OF 6/30/2026

			TOWN HALL REPAIR & RENOVATIONS	OUTBUILDING RENOVATION & SIDEWALK CONSTRUCTION	PARK PLAZA CONSTRUCTION	TOWN PARK AMPHITHEATER & 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 6/30/26	\$	71,913.85										\$ 71,913.85
EXPENDITURES (TRANSFERS TO GENERAL FUND)	\$	(256,421.89)	\$ (56,811.20)	\$ -	\$ (101,696.64)	\$ -	\$ (8,492.00)	\$ -	\$ (14,329.05)	\$ (75,093.00)	\$ -	
SCIF CASH BALANCE AT 6/30/26	\$	665,491.96	\$ 118,188.80	\$ 150,000.00	\$ 3,303.36	\$ 75,000.00	\$ 26,508.00	\$ 65,000.00	\$ 5,670.95	\$ (93.00)	\$ 150,000.00	\$ 71,913.85
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	\$ 26,685.00								\$ 26,685.00		
DUE TO GENERAL FUND FY2025		\$ 54,932.32	\$ 14,255.63	\$ -	\$ (337.36)	\$ -	\$ -	\$ -	\$ 14,329.05	\$ 26,685.00	\$ -	\$ -
DUE TO GENERAL FUND FY2026												
LABELLA CONSULTING	Jul-25	\$ 13,710.00								\$ 13,710.00		
LABELLA CONSULTING	Sep-25	\$ 11,034.00								\$ 11,034.00		
LABELLA CONSULTING	Dec-25	\$ 17,177.00								\$ 17,177.00		
LABELLA CONSULTING	Feb-26	\$ 1,806.00								\$ 1,806.00		
LABELLA CONSULTING	Jun-26	\$ 4,681.00								\$ 4,681.00		
TRANSFER TO GENERAL FUND		\$ (103,340.32)	\$ (14,255.63)	\$ -	\$ 337.36	\$ -	\$ -	\$ -	\$ (14,329.05)	\$ (75,093.00)		
DUE TO GENERAL FUND FY2026		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SCIF BALANCE REMAINING AT 6/30/26		\$ 665,491.96	\$ 118,188.80	\$ 150,000.00	\$ 3,303.36	\$ 75,000.00	\$ 26,508.00	\$ 65,000.00	\$ 5,670.95	\$ (93.00)	\$ 150,000.00	\$ 71,913.85

**TOWN OF WEDDINGTON
OSBM QUARTERLY UPDATE
AS OF 6/30/26**

BEGINNING OSBM BALANCE	\$ 250,000.00
INTEREST EARNED FY25	7,872.20
BALANCE AT 7/1/25	<u><u>\$ 257,872.20</u></u>
INTEREST EARNED 7/1/25-6/30/26	10,370.39
BALANCE AT 6/30/26	<u><u>\$ 268,242.59</u></u>