**TOWN OF WEDDINGTON**
**REGULAR TOWN COUNCIL MEETING**
**MONDAY, OCTOBER 12, 2026 – 7:00 P.M.**
**WEDDINGTON TOWN HALL**
**1924 WEDDINGTON ROAD WEDDINGTON, NC 28104**
**AGENDA**

1. Call to Order

   *Mayor Jim Bell called the meeting to order at 7:00 p.m. on Monday, October 12, 2026, at Weddington Town Hall, 1924 Weddington Road, Weddington, North Carolina.*

2. Determination of Quorum

   *A quorum was established.*

   *Present: Mayor Jim Bell; Mayor Pro Tem Tom Smith; Councilmember Ellen McLaughlin; Councilmember Darcey Ladner; Councilmember Tripp Soukup.*

   *Absent: None.*

   *Staff present: Doug Gailey, Town Administrator/Clerk; Karen Wolter, Town Attorney; Ryne Ratti, Town Planner; Matt Rea, Code Enforcement Officer; Leslie Gaylord, Finance Officer; Aditya Roy Permit Technician; Deputy David Plyler, Union County Sheriff's Office.*

   *Visitors: Bill Cathey, Eric Williams, Gayle Butler, Craig Horn, Clayton Jones, Valerie Milum, Bill Deter, Crystal Weston*

3. Pledge of Allegiance

   *The Pledge of Allegiance was led by Mayor Pro Tem Tom Smith.*

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

   *The Mayor asked whether there were any additions, deletions, or adoptions to the agenda. None were offered.*

***Motion:*** *to adopt the agenda as presented was made by Mayor Pro Tem Smith.*

***Vote:*** *The motion carried unanimously.*

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.*

   *The Mayor read the conflict of interest statement and asked whether any member had a known conflict with any matter on the agenda. No conflicts were identified.*

6. Mayor/Councilmember Reports

   *Councilmember McLaughlin reported on the following:*

   - *She met with Toll Brothers and the Bromley HOA regarding water drainage in residents' backyards. She described the meeting, held at Town Hall and on site, as productive, and said the parties were working toward a consensus to correct the issues.*
   - *She attended a Crime Stoppers meeting and toured the Indian Trail Town Hall. The Indian Trail Town Manager offered to share lessons learned about operating a parks and recreation department staffed by part-time employees. She connected Administrator Gailey with that manager.*
   - *She observed the Saturday La Bella Park community input meeting, which ran four to five hours and drew broad resident participation. A readout was expected soon.*
   - *She and the Mayor reviewed applications for the Youth Council and found the candidates impressive.*
   - *She held an initial meeting with the Town Planner and the permit technician to discuss goals for the year.*

   *Mayor Pro Tem Smith reported on the following:*

   - *He urged residents to vote in November, noting that several constitutional amendments were on the ballot, including one concerning property tax limits. He encouraged residents to educate themselves on its implications and took no position on it. The amendment had been a significant topic at the North Carolina League of Municipalities Legislative Summit, which he attended two weeks earlier.*
   - *NCDOT indicated that work on the traffic signal at Antioch Church Road and Forest Lawn would begin by the end of the month. The pavement had been marked.*
   - *The Town asked NCDOT to review the intersection of 12 Mile Creek Road and Beulah Church Road for possible improvements and to consider street lighting there. He described the intersection as dark and curved, with a history of accidents.*

- *A meeting on October 22 at 3:00 p.m. at Wesley Chapel was expected to include discussion of Flock cameras. The Sheriff's Office chief deputy was confirmed to attend. Mayor Pro Tem Smith said he would be out of town.*
- *He noted that a Conover councilmember at the League event reported a town of approximately 9,000 residents with a $12 million budget, compared with Weddington's budget of approximately $3 million for nearly 15,000 residents.*
- *The flags would remain displayed through Veterans Day, and he thanked Rotary for its work on them.*
- *He spoke on the polio resolution (see Item 9).*
- *He also recommended Hayden Kramer, Indian Trail's parks director, as a resource.*

*Councilmember Ladner reported the following:*

- *that she met informally with the Town Administrator and Town Planner and was pleased with the staff's collaboration and the direction of resident satisfaction, transparency, and communication.*
- *She relayed a resident's concern about smoke and safety hazards from yard-waste burning in high-density, non-HOA subdivisions. The resident suggested that the Town host seminars on home mulching and composting, consider curbside yard-waste pickup or municipal composting, and consider restrictions based on lot-size thresholds. Councilmember Ladner asked that the topic be placed on a future agenda.*

*Councilmember Soukup reported that he met with the Town Administrator and the Town Planner, including a meeting of several hours with the Planner that day. He expressed satisfaction with the staffing and capability of the Town's team.*

*Mayor Bell noted that a second community input meeting on the La Bella Park matter would be held October 19 from 6:00 to 8:00 p.m. at Town Hall.*

7. Public Comments

*The Mayor read the public comment rules into the record. Public comments are limited to four minutes and public hearing comments to three minutes. Comments must be directed to the full Board and must be germane to the Town's jurisdiction. Topics with an allocated public hearing may not be raised during general comment. A designated spokesperson for a group of three or more may be allotted up to six minutes, provided at least three group members are present and their names and addresses are submitted to the Town Clerk beforehand. Time may not otherwise be yielded to another speaker. Speakers must be civil and may not use slander, name-calling, personal attacks, or threatening language. The audience must maintain*

*decorum. Failure to comply after notice may result in termination of the comment period or removal from the meeting.*

*Former Mayor Craig Horn was first called to speak but clarified that he had signed up for the proclamation item. He spoke at that item.*

*Clayton Jones, of Panhandle Circle, addressed the Board. He apologized to Councilmember McLaughlin for earlier public and social media remarks directed at the Town's elected officials, which he said had unfairly implicated her. He described her as a person of high standards and said his criticism should have been directed at others he holds accountable. He stated he had no apology for his remarks about the members of the Board who have held office for nearly three years.*

*Mr. Jones thanked the Town for a recent email, sent by the Town Administrator, addressing misinformation circulating in the community. He acknowledged that he had referred to approximately $2.5 million in federal COVID-relief funds as subject to a December 31 deadline. He said that was his understanding when he left office, and that he now understood the deadline had been extended. He credited Town finance staff for protecting the remaining funds from being reclaimed by the federal government. The Mayor asked Mr. Jones to direct his remarks to the Board, and the comment period ended shortly afterward*.

8. Consent Agenda

   A. Approve September 14, 2026, Town Council Regular Meeting Minutes.

***Motion*** *to approve the consent agenda was made by Mayor Pro Tem Smith*

***Vote:*** *The motion carried unanimously.*

9. Proclamation

   A. Proclamation P-2026-01 for World Polio Day

   *Former Mayor Craig Horn, past president of the Waxhaw-Weddington Rotary Club, thanked the Town for the proclamation. He stated that Rotary took up polio eradication as an international project in 1985 and that incidence has fallen by 99.9 percent worldwide. Polio remains endemic in only two countries, Afghanistan and Pakistan. He recognized Mayor Pro Tem Smith for his work as Rotary's district polio chair, including fundraising and polio-awareness events.*

   *Mayor Bell read Proclamation P-2026-01 in full. It recognizes Rotary's service and its role in the Global Polio Eradication Initiative, together with the World Health Organization, the U.S. Centers for Disease Control and Prevention, UNICEF, the Gates Foundation, and Gavi. It cites Rotary contributions of more than $2.9 billion toward protecting more than three billion*

*children in 122 countries. It proclaims October 24, 2026, as World Polio Day in the Town of Weddington.*

*Mayor Pro Tem Smith added remarks on the history and status of eradication:*

- *A pilot project in the Philippines demonstrated that eradication was achievable.*
- *Annual paralytic polio cases have fallen from more than 350,000 to 35 so far this year, 31 in Afghanistan and four in Pakistan.*
- *India was declared polio-free in 2012 and Africa in 2020.*
- *The local Rotary district has raised more than $1 million over nine years, matched two-to-one by the Gates Foundation.*
- *Beginning in July, he would serve as Rotary's Zone Polio Now coordinator for an area from South Carolina through Pennsylvania.*

***Motion** to approve Proclamation P-2026-01 for World Polio Day was made by Council person McLaughlin*

***Vote:** The motion carried unanimously.*

*The Mayor asked Administrator Gailey to provide Mayor Horn with a copy of the signed proclamation.*

10. Resolutions

A. Consideration and possible adoption of Resolution R-2026-06 creating a Weddington Youth Council.

*Mayor Bell described the origin of the Youth Council. Approximately six to eight months earlier, he and Councilmember McLaughlin met with the principal of Weddington High School, and later with the Union County Public Schools Superintendent and the Chief of School Performance. The superintendent supported the initiative and asked that the Academy of Technology and Arts (CATA) and Union County Early College be included. A civics, economics, and personal finance teacher would serve as the school liaison, and Councilmember McLaughlin would serve as the Town's liaison to the Youth Council. The purpose of the Youth Council is to teach local, county, and state government, develop leadership, and encourage civic engagement and community involvement.*

*The Mayor read the resolution, which finds that the Town recognizes the importance of youth civic engagement and leadership development. It establishes the Weddington Youth Council as an advisory body to promote youth participation in community affairs, with its purpose, structure, and procedures governed by rules of procedure adopted October 12, 2026.*

***Motion:*** *to adopt Resolution R-2026-06 creating a Weddington Youth Council was made by Councilperson McLaughlin*

***Vote:*** *The motion carried unanimously.*

*During the vote, the Mayor misspoke by referring to the item as a proclamation and then clarified that it was a resolution.*

11. Presentations

A. Swearing in of Weddington Youth Council members

*The Mayor administered the oath of service to the Youth Council members present, including Gavin Van Gelder, Akshaj Bodapati, Shriyan Daggubati, Julia Zettler, and Nathanael Joshua. Two other members had prior commitments and were to be sworn in at a later date those members were Rex Conlon and Cianna McKenzie. The Mayor presented a certificate recognizing the members as official Youth Council members, who pledged to uphold the values of integrity, leadership, civic engagement, and public service.*

*Mayor Pro Tem Smith noted that Rotary sponsors a no-cost, multi-day summer youth leadership program, open to rising juniors and seniors, and encouraged the members and their teacher liaison to contact Rotary. Mayor Bell and Councilmember McLaughlin commended the quality of the applications received and encouraged the Council to work with the Youth Council's auxiliary members. Councilmembers McLaughlin and Ladner welcomed the members, and a group photograph was taken.*

12. Public Hearing

A. To receive and consider comments in reference to Proposed Changes to the Unified Development Ordinance (UDO):
    i. D 917A-(P) Open Space, D 917B-(B)(1) Minimum Open Space, D917B-(C) Priority of Conservation Lands, D917B-(E) Stream Valleys, Swales, Springs, and Other Lowland Areas, D917E-(B)(1) Minimum Open Space, Appendix 1 Definitions, Appendix 2B Application Review with Proposed Edits.

The Mayor opened the public hearing. Town Planner Ryne Ratti summarized the amendments, which consist largely of text corrections. Key changes include:

- The steep-slope threshold is revised from a 15 percent grade to 25 percent, to be determined by topographical land survey.
- The former single conservation-lands provision is divided into primary and secondary categories.

- Primary conservation lands address open space, including cluster mailbox areas, and a single "sports fields" reference replaces separate baseball, soccer, and football references.
- Secondary conservation lands are organized in three tiers. Tier A is high priority (forest lands and view sheds), Tier B is medium priority (farmlands, meadows, pastures, grasslands, and historic sites), and Tier C is lowest priority (moderate steep slopes, rock formations, and land adjacent to parks).
- "Adjusted tract acreage" replaces "net acreage" in the minimum open space calculation.

The Mayor asked for clarification of the primary and secondary distinction, and Mr. Ratti explained that the provisions were previously combined in a single category. No members of the public had signed up to speak, and the Mayor closed the public hearing.

13. Discussion/Action items

A. New Business

i. UDO Text amendments D 917A-(P) Open Space, D 917B-(B)(1) Minimum Open Space, D917B-(C) Priority of Conservation Lands, D917B-(E) Stream Valleys, Swales, Springs, and Other Lowland Areas, D917E-(B)(1) Minimum Open Space, Appendix 1 Definitions, Appendix 2B Application Review with Proposed Edits

a. Discussion and possible adoption

*Councilmember McLaughlin asked whether cluster mailboxes are required. Mr. Ratti responded that state law has required NCDOT-approved cluster mailboxes since September 1, 2015, but the requirement was never written into the UDO. The amendment adds it, and new developments will use cluster mailboxes rather than individual roadside mailboxes.*

*Councilmember Soukup asked for confirmation that primary open space may now count toward common open space, and Mr. Ratti confirmed this. Mr. Ratti also noted that a species list had been added to the urban forestry provisions.*

*Mayor Pro Tem Smith noted that the Land Use Plan calls for land beneath high-voltage transmission lines to be treated as primary conservation land and excluded from net acreage. He also noted the provision allowing 50 percent of power easements to count toward secondary open space. He said he did not object for small rights-of-way but that large transmission corridors could substantially change acreage calculations in both*

*conventional and conservation developments. He also raised the treatment of ponds and submerged lands.*

*Mr. Ratti stated that these provisions predated his tenure. He said further revisions to the verbiage, including power easements, floodplain terminology consistent with state law, and related items, would go to the Planning Board in November, December, and January. He recommended adopting the current amendments now, since they accomplish the primary and secondary separation, and refining them afterward. He noted this would also establish an effective date for future developments. The Mayor Pro Tem and Council agreed.*

***Motion:*** *to adopt the UDO text amendments as presented, as a group, was made by Mayor Pro Tem Smith*

***Vote:*** *The motion carried unanimously.*

b. Statement of Land Use Consistency

***Motion*** *to approve the Statement of Land Use Consistency and Reasonableness as presented by staff was made by Mayor Pro Tem Smith*

***Vote:*** *The motion carried unanimously.*

ii. Proposed changes to the Municipal Code

a. Discussion and possible adoption of Chapter 50 Traffic & Motor Vehicles

*Code Enforcement Officer Matt Rea presented proposed revisions to the parking and sound provisions of the Municipal Code, for information only. The parking provisions had been revised in response to changes in state law. The Council could vote that evening but was not required to do so.*

*Mr. Rea stated that the Town currently has no parking restrictions. The proposed provisions would:*

- *Prohibit parking on lawns and landscaped areas while still allowing temporary parking for agricultural uses and events.*
- *Require vehicles to be parked on "improved surfaces," a newly defined term.*
- *Establish street-parking standards, including minimum spacing between parked vehicles, limits on indefinite parking that creates safety hazards, and distances from driveways, intersections, and stop signs.*
- *Update the enforcement and civil penalty provisions, which mirror the earlier nuisance-ordinance updates and retain the existing fine structure.*

*Town Attorney Karen Wolter explained that state law has eliminated municipal authority to require parking minimums for construction and commercial projects. She stated that the UDO is being amended accordingly, with Mr. Rea and Mr. Ratti, and the changes must go through the Planning Board. Mr. Rea added that forthcoming UDO amendments would address event spaces, parking in line with state law, and home occupations. In response to Councilmember McLaughlin, Ms. Wolter stated that she reviews proposed ordinance language for legal compliance before it advances.*

*Mayor Pro Tem Smith asked about the proposed Section 50-24 distances: 10 feet from a driveway entrance where parking creates a visibility hazard, and 25 feet from an intersection with curbs or 15 feet from one without. He noted that the City of Monroe uses 20 feet at uncontrolled intersections and 30 feet where traffic controls exist. He asked whether different distances might suit large roads and neighborhood streets. Ms. Wolter explained that larger roads are governed by NCDOT and have no parking, so the provisions apply to neighborhood streets. Mr. Rea said the proposed distances were drawn from comparable municipalities. He added that a greater distance is reasonable where streets have curbs, and that streets without curbs allow more room to maneuver.*

*Councilmember McLaughlin asked whether the provisions apply to private HOA streets. Mr. Rea and Ms. Wolter responded that they do not, because the Town may regulate parking only on NCDOT and Town streets. Private-street parking is a matter for the HOA, although legislation to change this may be pending. They noted that the Town's existing code addresses junked, nuisance, and abandoned vehicles on private property under separate standards.*

*Mayor Pro Tem Smith also questioned Subsection H, which defines oversized vehicles as those exceeding "1 ton capacity." He stated that the term is ambiguous, since many pickup trucks, including 2500- and 3500-series trucks, commonly used by residents and farm and construction operators, could exceed that threshold. Mr. Rea responded that the provision does not apply to agricultural uses and that staff would revise the language, using vehicle type or weight.*

b. Discussion and possible adoption of Chapter 22 Environment

*Mr. Rea stated that the existing sound ordinance is subjective and that the proposed revisions would add objective standards. The key changes include:*

- *New definitions of terms such as ambient sound, amplified sound, and vibration perception.*
- *Maximum sound levels, measured in dBA at property lines, that vary by time of day.*

- *Time-of-day limits for specific activities, including mowing, trash pickup, and outdoor amplified sound.*
- *An expanded exemptions list covering normal motor vehicle operation on public roads, emergency equipment such as generators and water pumps, bells at places of worship, and sounds regulated by state or federal law. The agricultural exemption was relocated to its own subsection.*
- *Enforcement provisions left unchanged.*

*The Mayor asked about the relationship between Section 22-3 and Section 22-4(d). Mr. Rea and Ms. Wolter explained that Section 22-3 sets a maximum sound level of 65 dBA at the property line during specified hours, while Section 22-4(d) separately limits the hours during which outdoor amplified sound is permitted. Outdoor amplified sound must cease at the stated hour, between 10:00 a.m. and 10:00 p.m. on Sunday through Thursday. Within permitted hours, amplified sound may not exceed 65 dBA at the property line, roughly conversational level. Ms. Wolter acknowledged that amplified sound technically violating the hour limits but not crossing a property line would not likely draw enforcement. Mr. Rea noted that the pending UDO event-space regulations would include related sound standards. In response to a question, Mr. Rea stated that the Sheriff's Office does not currently have a decibel meter but that inexpensive handheld devices are available and could be purchased.*

*Ms. Wolter stated that the item was for information only and that a clean version would return to the Council for consideration. Mr. Rea also introduced Crystal Weston, the Town's new Code Enforcement Official, who started approximately three weeks earlier and would manage day-to-day code enforcement, with Mr. Rea continuing to oversee larger matters. No action was taken.*

iii. Direction to Town Administrator

*Staff recognition. Mayor Bell expressed appreciation for the part-time staff members who covered additional duties, including working after hours and on weekends, during the summer staffing transition. He proposed a one-time $1,000 appreciation bonus for each of the three part-time employees. Mayor Pro Tem Smith stated that this would be separate from the customary year-end bonus. Councilmembers Ladner, Soukup, and McLaughlin expressed support. By consensus, the Council directed the Town Administrator to proceed, and Administrator Gailey stated that the payments would be included in the October payroll at the end of the week.*

*Direction to Town Planner. Councilmember McLaughlin noted that a direction-to-planner item had been omitted from the agenda. Administrator Gailey advised that the Council's direction could be given to him, and he would relay it. Councilmember McLaughlin then gave the following direction:*

- *GIS remapping. She directed staff to begin remapping the new neighborhoods, since maps had not been updated in years, and to analyze where population growth has occurred. Mr. Ratti stated that this was already under way, including repair or replacement of the plotter and updates to the Esri system.*
- *Environmentally sensitive lands. She asked that the Council's earlier discussion of an inventory be revisited and that additional RFPs be considered. Mayor Pro Tem Smith noted that the existing proposal had been placed on hold until a new planner was in place. Mr. Ratti reported that he had begun working with NCDOT and other agencies on site reviews of environmentally sensitive areas. The Council asked to be informed whether an RFP would be necessary.*
- *Urban Forester. She directed that the Union County Urban Forester be incorporated into the planning review process, including field checks of plantings, confirmation of planting dates to start the two-year survival period, and sign-off on the release of bonds. Mr. Ratti described the current process: plans are routed to the Urban Forester for a signed approval before processing, and the same sign-off applies at bond close-out.*
- *Complaint tracking. She directed that the Town establish a means of logging complaints, such as code enforcement and runoff or silt-fence complaints, with resolution dates, so that outstanding items can be tracked. Mr. Ratti stated that he was evaluating the permit portal for this feature. Administrator Gailey stated that staff were researching whether the Town's current software could meet the need before considering a separate system, and would report back. Attorney Wolter noted that other municipalities commonly use complaint-logging software.*

*Mayor Pro Tem Smith commended the Town Planner for proactively addressing long-pending matters.*

14. Public Safety Report – Deputy Plyler

*Deputy David Plyler of the Union County Sheriff's Office reported on September activity: 671 preventative patrols, 87 business checks, 97 traffic stops, and eight residential checks. He offered holiday-season safety reminders, urging residents to drive carefully amid increased traffic, to avoid leaving delivered packages visible at the front door, and to lock vehicles and homes and set alarms. In response to a question from the Mayor, he stated that e-bike violations had declined significantly since the summer, following enforcement efforts and the return to school.*

15. Reports

A. Update from Park and Events Committee

*Parks and Events Chairman Gayle Butler reported that the Christmas tree lighting would be held November 20 from 5:00 to 8:00 p.m. It would include Middle James Brewery serving beer and wine, a hot chocolate vendor, a trinket vendor, Mister Softee, and Santa and Mrs. Claus. Rotary would build a mailbox for letters to Santa as an annual feature, to be moved indoors through the holiday season. She welcomed the Youth Council's help in promoting the event and recruiting volunteers.*

*Ms. Butler also reported on Camp New Providence. Organizers had asked the Union County Board of Commissioners to proclaim October 20 in recognition of the camp, and no response had yet been received. She suggested that the Town consider a corresponding proclamation, and Mayor Pro Tem Smith agreed that the Council could do so. The event is planned to return next October, nearer the camp's historical date. She noted that the Town's namesake, Reuben Weddington, was the grandson of Reuben Boswell, a Revolutionary War participant.*

*In response to Mayor Pro Tem Smith, Mr. Ratti stated that the regulation of holiday lights would be addressed in the broader UDO review. Ms. Butler stated that event marketing materials had been submitted to the Administrator, who indicated that revisions for branding were needed before they were posted.*

B. Transportation Report

*Mayor Bell announced that NCDOT would hold a community meeting on the NC 16 widening and the railroad extension on Thursday, October 22, from 5:00 to 7:00 p.m. at Helms Hall, Weddington United Methodist Church, 13901 Providence Road. The format would be question and answer. He stated that right-of-way acquisition was already under way, and that this may be the final public update before construction. He asked the Administrator to notify the Town's email list and noted that he had informed neighboring mayors. Administrator Gailey stated that it was an NCDOT meeting, not a Town meeting, and would not be broadcast by the Town. The Town would coordinate with NCDOT and share its promotional materials. Councilmember McLaughlin noted the short notice and asked whether the meeting would be recorded, and the Mayor responded that this was at NCDOT's discretion.*

C. Update from Finance Officer and Tax Collector

*Finance Officer Leslie Gaylord stated that the Council packet included the balance sheet, the statement of revenues and expenditures, the tax report, and quarterly updates for the SKIP grant and the OSB and Park grant. An ARPA report was omitted because the balance is zero.*

*The fiscal year 2025 audit had not been finalized: the Local Government Commission returned it for corrections, the auditor corrected and resubmitted it, and a technical issue on the LGC's side prevented submission. She hoped to submit it the next day. The auditor's presentation to the Council was therefore postponed, and the presentation was expected at the next meeting. The fiscal year 2026 audit is due December 31, and the auditor was to begin work at the end of October or the beginning of November. Ms. Gaylord noted that mortgage-related tax payments would arrive in November, and that December and early January are peak collection periods.*

D. Update from Town Planner

Town Planner Ryne Ratti reported on the following:

- Fee schedule. Staff were updating the UDO fee schedule per state law, to include permit fees and estimated engineering costs, and would submit it to the Planning Board before November. The UDO would also set development standards for future growth.
- Traffic. He was obtaining an updated traffic impact analysis (TIA) for the schools in Weddington, covering peak hours, and would amend the UDO to require stricter TIA standards. NCDOT had marked construction at Antioch Church and Forest Lawn. A study of 12 Mile Creek Road and Beulah Church Road, which would include lighting hazards, was in progress.
- Mast arms. He had inquired with NCDOT about mast-arm signals, with costs estimated at approximately $150,000 per arm (one arm, two lights, one sign). He noted that 12 to 15 might be needed and would provide full figures the following month.
- Road projects. Right-of-way acquisitions for the Ray Road and Weddington Road expansions were under way. He was reviewing HOA plans for relocating walls and monuments five to fifteen feet back into open space, as minor modifications with NCDOT bearing the cost, and would report in his weekly Friday updates. He had also become the Town's primary representative on the CRTPO Technical Coordinating Committee.
- Plotter and maps. Staff were working to restore the plotter or purchase a replacement, since some maps had not been updated since 2022.
- Developments. He had an upcoming meeting with Maplegate Development on standards under the new UDO. He expected to send information to La Bella by the end of the month, and to address the Bromley connection. At Bromley/Luna, the developer would regrade the area, replace the berm at a higher height, and separately work with an affected neighbor.

E. Update from Town Administrator/ Clerk

*Administrator Doug Gailey recapped items from the prior month:*

- *Fire ant treatment. A vendor quoted $50 per acre, or $150 for the Town's park property. The vendor usually requires a 10-acre minimum, or $600, and*

*recommended waiting until spring. The Council agreed to postpone, and the Administrator would schedule treatment for April.*

- *Roundabout landscaping. A permit application and NCDOT requirements are pending, and the Town was awaiting a response from NCDOT.*
- *Streetlights. Gowdy Electric would be on site on October 15 to install fixtures stored at Town Hall and to inspect inoperable lights.*
- *Developer collections. The Town had begun collecting amounts owed by developers and was withholding permits and certificates of occupancy for those billed and in arrears. La Bella's consultant stopped itemizing which charges were reimbursable on invoices, and the consultant agreed to revise past invoices and itemize going forward. Staff were also exploring accounting software features to replace the paper filing system.*
- *Laptops. Council laptops should be ready by the end of the week, and email accounts would require two-factor authentication, with passwords reset the following day.*
- *Public engagement. The second public engagement session would be held* Monday, October 19, from 6:00 to 8:00 p.m., with YouTube streaming and monitoring for comments.

F. Council Comments

*Councilmember Soukup proposed that, in future meetings, the Direction to Town Administrator item follow staff updates, and members concurred.*

*Councilmember Ladner expressed support for the streamlining effect of the UDO revisions and the additional staff support.*

*Councilmember McLaughlin thanked past and present staff and suggested a monthly newsletter, potentially beginning in November or December.*

*Mayor Pro Tem Smith reminded residents to vote and thanked staff.*

*Mayor Bell thanked the staff and the Youth Council members and said he looked forward to a positive relationship between the Town and the schools.*

16. Adjournment

***Motion:*** *to adjourn was made by Mayor Pro Tem Smith.*
***Vote:*** *The motion carried unanimously*