# Table of Contents

| Agenda   |   |
|--|---|
| Purple Heart Proclamation  |   |
| P-2014-02  |   |
| Minutes  |   |
| 1-13-14  |   |
| 2-6-14   |   |
| 2-10-14  |   |
| NCDOT Street Policy Text Amenendment(s)                          |   |
| Text Amendment   |   |
| Section 58-54 (Open Space in R-40) Text Amendment                |   |
| Text Amendment   |   |
| Corner Lot Definition Text Amendment                             |   |
| Text Amendment   |   |
| Ordinance - Corner Lot   |   |
| O-2014-03  |   |
| Wedding, Banquest and Reception Center Text Amendment            |   |
| Text Amendment (MX)  |   |
| Text Amendment (Residential Districts)                           |   |
| Ordinance - Wedding, Banquet and Reception Center                |   |
| O-2014-04  |   |
| Preliminary Plat for Graham Hall Subdivision                     |   |
| Preliminary Plat Application                                     |   |
| Staff Memo   |   |
| Site Plan  |   |
| Storm Drainage and Grading Plan                                  |   |
| Erosion Control Plan   |   |
| Site Details Plan  |   |
| Aerial Image   |   |
| Budget   |   |
| budget2015_March_council_meeting                                 |   |
| Bard Property Conventional Subdivision Preliminary Plat          |   |
| ·  |   |
| Preliminary Plat Application                                     |   |
| Staff Memo   |   |
| Preliminary Plat Plans   |   |
| Aerial Image   |   |
| PIM Questions and Concerns                                       |   |
| Lease Agreement  |   |
| Copy of pvfd_bldg_costs  |   |
| DRAFT (2-10-14) Lease Agreement Town of Weddington- Fire Station |   |
| Landscaping  |   |
| Landscaping  | 2 |
| Office Furniture   | _ |
|  |   |

|         | Desk Memo                          | 3 |
|---------|------------------------------------|---|
| Blinds  |                                    |   |
|         | The Blind Man                      | 4 |
|         | The Louver Shop                    | 6 |
| Job Of  | er                                 |   |
|         | 03061401 - Town Planner Position   | 7 |
| Urban . | Archery                            |   |
|         | 03051301 - Urban Archery           | 8 |
| Update  | from Town Planner                  |   |
|         | Update Memo                        | 9 |
| Public  | Safety                             |   |
|         | PROVIDENCE VFD                     | 0 |
|         | PVFD_2014-02 Income-Expense        | 1 |
|         | PVFD_2014-02 Balance Sheet         | 6 |
|         | Feb 14 Number of Events By Nature  | 1 |
|         | WCVFD February 2014                | 3 |
|         | wcvfdfebruary14                    | 6 |
| Financ  | e Officer's Report                 |   |
|         | Stmt of Revenues Expend - Feb 2014 | 7 |
|         | Balance Sheet - Feb 2014           | 9 |
| Update  | from Tax Collector                 |   |
|         | February2014TaxRport               | 2 |

# TOWN OF WEDDINGTON REGULAR TOWN COUNCIL MEETING MONDAY, MARCH 10, 2014 – 7:00 P.M. WEDDINGTON TOWN HALL 1924 WEDDINGTON ROAD WEDDINGTON, NC 28104 AGENDA

Prayer – Mayor Bill Deter

- 1. Open the Meeting
- 2. Pledge of Allegiance
- 3. Determination of Quorum
- 4. Presentation
- A. Presentation by Commander Mike Stubbs Proclamation in Honor of the Military Order of the Purple Heart
- 5. Public Comments
- 6. Additions, Deletions and/or Adoption of the Agenda
- 7. Approval of Minutes
  - A. January 13, 2014 Regular Town Council Meeting
  - B. February 6 and 7, 2014 Special Town Council Retreat
  - C. February 10, 2014 Regular Town Council Meeting
- 8. Consent Agenda (Public Hearings to be Held April 14, 2014 at 7:00 p.m. at the Weddington Town Hall)
  - A. Call for Public Hearing to Review and Consider Proposed Text Amendments NCDOT Street Policy
  - B. Call for Public Hearing to Review and Consider Proposed Text Amendments Section 58-54 (Open Space in R-40)
- 9. Public Hearings and Consideration of Public Hearings
  - A. Public Hearing to Review and Consider Proposed Text Amendments Corner Lot Definition
  - B. Consideration of Ordinance Adopting Proposed Text Amendments Corner Lot Definition
  - C. Public Hearing to Review and Consider Proposed Text Amendments Wedding, Banquet and Reception Center
  - D. Consideration of Ordinance Adopting Proposed Text Amendments Wedding, Banquet and Reception Center
- 10. Old Business
  - A. Review and Consideration of the Preliminary Plat for the Graham Hall Conventional Subdivision
  - B. Review and Discussion of the Fiscal Year 2014-2015 Budget Staff

### 11. New Business

- A. Review and Consideration of the Bard Property Conventional Subdivision Preliminary Plat
- B. Update on Fire Department Purchase and Review and Consideration of Lease Agreement with Providence VFD Finance Officer Gaylord and Attorney Anthony Fox
- C. Review and Consideration of Landscaping Items Councilwoman Barbara Harrison
- D. Review and Consideration of Amending Fund Balance Designations (Rea Road and Library) Staff
- E. Review and Consideration of Office Furniture Staff
- F. Review and Consideration of Blinds for Town Hall Councilwoman Pamela Hadley
- G. Review and Consideration of Job Offer for Town Planner/Zoning Administrator Staff
- H. Review and Consideration of Participating in the 2015 Urban Archery Season Staff
- 12. Update from Town Planner
- 13. Public Safety Report
- 14. Update from Finance Officer and Tax Collector
- 15. Transportation Report
- 16. Council Comments
- 17. Adjournment

# TOWN OF WEDDINGTON PROCLAMATION IN HONOR OF THE MILITARY ORDER OF THE PURPLE HEART P-2014-02

**WHEREAS**, the Purple Heart is the oldest military decoration still in present use and was initially created by George Washington in 1782, as the "Badge of Military Merit;" and,

**WHEREAS**, the Purple Heart was the first American Service Award made available to the common soldier, and is awarded to any member of the United States Armed Services wounded or killed in combat with a declared enemy of the United States; and,

**WHEREAS**, the mission of The Military Order of the Purple Heart, chartered by an act of Congress, is to foster an environment of goodwill among the combat-wounded veteran members and their families, to promote patriotism, to support related legislative initiatives, and most importantly to make sure we never forget the sacrifices made by those so decorated; and,

WHEREAS, there have been residents who made the ultimate sacrifice in giving their lives in the cause of freedom, and combat-wounded veterans who reside within the Town of Weddington and in Mecklenburg County, and as Purple Heart awardees who contribute to their community in countless ways; and,

**WHEREAS**, the Town of Weddington falls within the purview of Charter 634 of the Military Order of the Purple Heart and wishes to pledge its strong support for this noble organization and for those who put their lives at risk in service of their country and their fellow citizens.

**NOW, THEREFORE, I, BILL DETER**, Mayor of the Town of Weddington, North Carolina along with the Weddington Town Council, do hereby bestow honor and gratitude upon the Military Order of the Purple Heart, Chapter 634, and proudly supports the recognition of the Town of Weddington as a "Purple Heart Town in the State of North Carolina".

| Adopted this <u>10<sup>th</sup></u> day of <u>March</u> , 2014. |                   |
|---|-------------------|
| Attest:   | Bill Deter, Mayor |
| Amy S. McCollum, Town Clerk                                     |                   |

# TOWN OF WEDDINGTON REGULAR TOWN COUNCIL MEETING MONDAY, JANUARY 13, 2014 - 7:00 P.M. MINUTES

The Town Council of the Town of Weddington, North Carolina, met in a Regular Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on January 13, 2014, with Mayor Bill Deter presiding.

Present: Mayor Bill Deter, Mayor Pro Tem Don Titherington, Councilmembers Michael Smith, Pamela

Hadley and Barbara Harrison, Town Attorney Anthony Fox, Finance Officer Leslie Gaylord,

Planning Board Chairman Dorine Sharp and Town Administrator Amy McCollum

Absent: None

Visitors: Stephen Overcash, Representative Craig Horn, Senator Tommy Tucker, Stuart and Shelby

Stout, John Underwood, Janice Propst, Ted Cleary, Michael Shea, Randy Goddard, Clare Meyer, Jane Duckwall, John Temple, Walter Staton, Tracy Stone, Andy Stallings, Peggy Stallings, John Houston, Ken Chapman, Craig Hazeltine, Harry Welch, Ted Cleary, Mike

Davis, Marcos Bilbao and Ed Goscicki

Mayor Bill Deter offered the Invocation prior to the opening of the meeting.

<u>Item No. 1. Open the Meeting.</u> Mayor Deter called the January 13, 2014 Regular Town Council Meeting to order at 7:08 p.m.

**Item No. 2. Pledge of Allegiance.** Mayor Deter led in the Pledge of Allegiance.

**Item No. 3. Determination of Quorum.** There was a quorum.

# Item No. 4. Presentations/Special Recognition.

A. Special Recognition – Proclamation in Celebration of the Life of Hope Stout. Mayor Deter read the following Proclamation into the record:

# TOWN OF WEDDINGTON PROCLAMATION IN CELEBRATION OF THE LIFE OF HOPE STOUT P-2014-01

**WHEREAS**, Hope Stout, daughter of Stuart and Shelby Stout, from Weddington, NC, was diagnosed with bone cancer in 2003; and,

**WHEREAS**, Hope's compassion for others and generous spirit touched lives in such a special way and her wish brought out the best in all of us and changed lives forever; and,

**WHEREAS**, when the Make-A-Wish Foundation asked Hope what she wanted as her wish, Hope selflessly asked that the wishes of the other children be granted - all 154 of them; and,

WHEREAS, Hope's compassion and concern for others and steadfast conviction in her faith, grabbed the hearts of the entire region. When the freckled face, redhead with the infectious smile, told us with complete

and total confidence that nothing was impossible and that she had total faith in us - we believed her. We believed in ourselves and were reminded of the underlying goodness of others. Together we raised over \$1 million dollars at the 2004 Celebration of Hope which was enough to fulfill Hope's wish that all 154 other children could have their wishes granted, thus bringing the total number of wishes granted to 155; and,

**WHEREAS**, Hope lost her battle with cancer on January 4, 2004 – just four weeks after making her wish. Her generous spirit sparked a flame that still burns brightly today. In the words of Keith Larson, "that season of hope lives inside of us and breaks us open with a joy and heartbreak and love like few have ever known"; and,

**WHEREAS**, 10 years later, the Celebration of Hope Keeps Rockin' On, with over \$3 million dollars raised and hundreds of wishes granted and families of terminally ill children assisted through the March Forth with Hope and Make-A-Wish Foundations; and,

**NOW, THEREFORE BE IT RESOLVED**, I, Bill Deter, Mayor along with the Weddington Town Council proclaim March 4<sup>th</sup> as the day to celebrate the life of Hope Stout and in the words of Reverend Lyons, "may we continue to carry the images of Hope, for Hope, with Hope."

Adopted this 13<sup>th</sup> day of January, 2014.

Mrs. Shelby Stout – This means the world to us. March Forth is a command. It was given to Hope by God and used for His purpose that she was used for on this earth and that is to help others. We named her Hope because we hoped it was a girl and that it was the last one. We knew that God had a bigger plan for that name of Hope and giving her the birthday of March 4. It is her telling us to continue to march forth to help others and that is what we have done these 10 years that she has been gone with the March Forth with Hope Foundation by helping families in the hospital. This community, Weddington Church and Matthews Methodist Church surrounded us with such love and support for our family that we could never have gone through this horrible diagnosis of bone cancer by ourselves. The people that surrounded us and helped us with our bills and helped us just be able to get up in the mornings. That is why we do March Forth. That is what we try to do for other families and to help them with their non-medical bills and help them get up in the mornings and know that they can face their child in the hospital without worry that they have a mortgage payment that is due. We appreciate this so much.

Mr. Stuart Stout – I wanted to add our thanks. It is hard that it has been 10 years. Like Hope, we have not given up on a desire to do something equally big. We wrote a book that subsequently got published and some people in Hollywood said this would make a nice movie and we have spent three years working with some academy award winning screenwriters. We found out just before we went to Vancouver, Canada for our daughter's wedding on New Year's Eve that we did get the final bit of funding we needed for the script process. We are now going to bring a very large movie to North Carolina. We hope to be in production this year. Our Gala is March 1 and it is when we raise the bulk of the money for our foundation.

**B.** Presentation of Audit – Tinsley and Terry. The Town Council received the Audited Financial Statements for the period ending June 30, 2013.

Ms. Clare Meyer – We have completed our audit for the Town as of June 30, 2013. We issued an unqualified opinion. That is the highest level of assurance that we can issue. I send out accolades to Amy, Kim and Leslie. They are an extremely conscientious staff. Governmental accounting is very difficult and very statutorily driven and they have done a fine job. We did not find any statutory violations and no findings that we had in the audit and they did a very good job.

Mayor Deter – Are internal controls very good and adequate?

Ms. Meyer – Yes, which is very difficult for a Town this size. There are some special tricks and memos that the Local Government Commission has issued on how to do it when you have a staff as small as Weddington.

Mayor Deter – Is the financial condition of the Town sound?

Ms. Meyer – Yes.

Mayor Pro Tem Don Titherington – Is there any best practices that we are not adopting at this point that you would recommend?

Ms. Meyer – That is usually a very good question especially in more general industry. With government a lot of your practices are already established in the North Carolina General Statutes and Leslie can find all sorts of advice on best practices from the Local Government Commission in Raleigh. That is something that we would usually look for in an audit but there were no best practices that were needed.

Mayor Pro Tem Titherington moved to accept the Town audit. All were in favor, with votes recorded as follows:

AYES: Councilmembers Smith, Hadley, Harrison and Mayor Pro Tem Titherington

NAYS: None

Ms. Meyer – We also issued the audit report for Providence VFD as of June 30, 2013. We also gave an unqualified opinion which is the highest level of assurance that we can give.

Mayor Deter – Are internal controls very good and adequate?

Ms. Meyer – They are good.

Mayor Deter – Is the financial condition of the department sound?

Ms. Meyer – Yes, they are sound.

Councilwoman Barbara Harrison moved to accept the Providence VFD audit. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

C. Update on State Budget – Senator Tommy Tucker and Representative Craig Horn. Representative Craig Horn – This past year we had 104 legislative days and more than 1,750 bills were introduced. We cast easily 2,500 votes. Of those 1,750 bills that were introduced about 350 were signed into law. When you hear about bills being introduced in the legislature understand that really very few of them end up going through the system to the Governor's desk and even when they do they seldom look like they looked like when they started out. There were two bills that were vetoed. In particular focus in the legislature is to pass the budget. The General Fund budget is \$20 billion and of that \$12 billion is for education – the rest of it is spread to Health and Human Services, Public Safety and General Government, etc. There were a number of things that we dealt with this year that specifically affected municipalities. We entered this sweeping tax reform and regulatory reform and it is an ongoing process. It is an interesting process when you have 120 members of the House from all over the State and 50 members of the Senate. Everybody has an opinion and most of them want to voice that opinion and it seems like it takes forever. We eliminated State and local franchise tax on electricity. That applies to the 7% general sales tax rate on electricity and natural gas. It provided municipalities with 44% of sales tax on

electricity and with 20% of sales tax on natural gas. We did cap sales tax refunds for non-profits at \$13.3 million. State and local sales taxes on services connected with a product were implemented. We also implemented a tax on movies, live entertainment and museums. At the same time we took our standard tax rate which was 7.2% and reduced it to a 5.8% flat tax. For those folks that want smaller government about the only way we are going to get smaller government is to give us less money to spend or blow. Hopefully we will be more efficient in the application of our money and you will not be seeing any tax increases. I don't support any. We did eliminate the back to school sales tax holiday and the energy star sales tax. We did cap mortgage interest and taxes at \$20,000. That will apply to about 6% of the people filing income taxes. We capped motor fuel tax. We capped that at 37.5 cents which was in fact lower than the rate was at the time we implemented the cap. Other bills affecting municipalities is Senator Tucker's Senate Bill 207 which allowed Local Government Commissions to take control of water and sewer systems. That is something of particular interest if you are in Union County since we have had some difficulties which I am hopeful that we are working through. Senate Bill 305 allows private agencies to collect both property tax and tag fees at the same time which adds some efficiency to the system. We did exclude property tax on software. It really affects municipalities because we have proprietary software. We limited local building code inspections to eight specific areas of North Carolina Building Code. Those can be expanded. We allowed towns to have input on the placement of cell towers which were not allowed before. We changed the way that transportation funds were allocated. Too often roads were placed because you knew somebody. The Governor implemented a process where we have allocated road funds so that we get away from that pay to play, good 'ole boy network and we start building roads that are needed where they are needed and we were able to prioritize that. Representative Arp's Bill gave all local governments the ability to use a design build construction method and public private partnership financing. It will lower the costs to develop buildings here in Union County. We passed laws to significantly improve school safety. Another bill that Representative Arp sponsored significantly changes the landscape on receiving public money by felons. Now there is going to be more accountability for those that come in and apply for public assistance. Photo ID to vote which will go into effect in 2016. We passed a farm bill. We balanced the budget – the Feds have never seemed to be able to do that. We reformed unemployment insurance and have dealt with an incredible 10,000 pound gorilla in the room with Medicaid surprises that has severely hampered our ability to address a number of other issues that we would like to address. In the area of education the one thing I and many others wanted to get done was raises for the teachers. We expect to get that done this year. We go back to the session on the 14<sup>th</sup> of May. If there is any message that we have heard clearly is the one that we don't want our teachers to be 48<sup>th</sup> in the nation on pay. We have also begun the process of moving our educational delivery system into the digital age. That is a look at our year in the legislature. This is the most incredible thing I have ever done in my life. I moved here to Weddington in 2005 to be a Grandpa. I popped into a Town Council meeting. I used to serve on a Council in Maryland and served three terms there. I have a great appreciation for the challenges that you all face. The last message that I want to leave with you is we are your partner, we live here and we pay taxes here. We are the ones that want to work closely with our towns and municipalities along with Union County and across the State. We believe that the best decisions are made closest to the people not in Raleigh. We need your help and we need to hear from you frequently. We need to know what is on your mind, your challenges and how we can help. It does not mean that we will agree on every issue. We can work towards a mutual goal. We can work together. We need your help.

Senator Tommy Tucker – Welcome to the Mayor and the Town Council. My political career started at that desk. I bought those chairs for a price of \$500.00. Got a lot of memories and friends here and I'm thankful for the opportunity to serve as your State Senator. We have 50 senators. I have heard the House debate the definition of a word for over 45 minutes at a time. They will not let us speak over three to four minutes in the Senate. We are much more conservative and we do not spend as much money and we certainly do not take as much time as they do. We also have 70 less personalities that want to be heard. Everybody must prove their net worth in politics to God, to their family and to their constituents. You do have a tough job. When you make a vote and your neighbor will not look you in the eye in the grocery store you know you are in politics. You cannot please everybody. Tonight we have John Underwood here with us from NCDOT. It has been brought to my attention that the Weddington Town Council plans to make the decision not to take over roads in subdivisions. We brought him to enlighten us on that issue and talk about where NCDOT stands. I will talk about something that happened in my community in the County. We had a road and it was done with an 8 inch

base by the developer. We wanted NCDOT to take it over at the time when they were taking over roads. They said they would take it over but they required a 12 inch base to the road. We were going to have to dig up the road and put down a 12 inch base and then asphalt it and then ask NCDOT to take it over. We have since raised our dues and we have put a gated community in there because there is no help for us on the road. We are going to have to repair it ourselves. I do know because I served on that Council and as a County Commissioner there will be people coming to you asking for money for that.

Councilwoman Harrison – You are starting the budget process. Are there going to be any surprises that would affect municipalities in a negative way? I believe in giving raises but where are you going to get that money if you are going to stay revenue neutral?

Representative Horn – I have been meeting with people from the Governor's office. We are getting ready to work on the second year of the biannual budget. We pass a biannual budget in the long session. We come back in the short session and fix what we screwed up and adjust where necessary as a result of changes in projections and changes in income. We have a deep hole that we are trying to get out of and stabilize the base. I don't think there are any surprises. We are very nervous about another Medicaid surprise. A month ago I heard there was another \$400 million surprise coming which pretty much guts any optimism I have for raises or anything else. Now I am told that may not come about after all. I don't expect surprises but the only way we are going to get raises is to continue to cut everywhere we can cut in order to find money to give raises or pay for things that we just simply were not able to do before. Teacher raises are a front top of the fold in the newspaper. I suspect that there is no one here that wants to dial 911 and not get the phone answered and those folks have not had any raises whatsoever in five to six years. We anticipate a minimal raise this year. I would like to see more than a minimal raise. We are presently about \$5,000 a year per teacher under the national average - \$5,000 per the 95,000 teachers is half a billion dollars. That is new money and it is recurring money. I would love to find it. I am not going to vote to raise taxes.

Senator Tommy Tucker - I leave tonight to go to Raleigh. I am on a committee which Medicaid reports to. Medicaid is a \$14 billion agency with 16,000 employees and it is the most dysfunctional working agency I have seen. They were roughly \$500 million over budget. The first quarter of this year they are 8% ahead of budget in spending and the third and fourth quarter is when they spend all the money. We asked staff and the Medicaid CFO to tell us what they thought the spending was going to be. They do not have an answer for us. If we gave a 1% raise to the university system, all the school teachers and all the State employees it represents \$135 million in recurring expense to the State. If you give a 5% raise you are talking about \$700 million on a recurring budget which then jumps from \$20.5 billion to \$21 billion. It is a lot of money for a lot of folks. They do need a raise and they probably are going to get one. I will probably have to support that. In the future if there is a revenue shortfall and the economy does not recover and we do not hit our benchmarks and we have to pay our teachers we would have to do something different to raise revenue. I worked very hard to get the firefighters retirement and workman's compensation for volunteer fire departments on a solvent path. If they get hurt on the job for doing volunteer services they are covered. All of their workman's compensation is put in a State fund and it has been robbed over and over again prior to us getting there. I get a lot of grief about paper towns in Raleigh. We have roughly 14 municipalities in Union County. Fletcher Hartsell gives me a hard time because he says our towns do not have water, sewer and you do not do anything but regulate. I say they are municipalities and they want to protect their areas and they want to do what they need to do. He said you know we can revoke their charter because counties and municipalities are an extension of the legislature. I said if you want to fly off that political pole go ahead because I am not touching that with a 10 foot pole. As you move out and people know you have a large fund balance and you do not have any real expenditures they want to know why you are not doing more as a town. You did exactly what we did - provide a Town Council, zoning, and deputies. That model has worked and it is pleasing to the people of Weddington. I commend you for being here. You could spend 100 hours a week working on it. It takes more hours than any part time job but I guess I am not complaining because I volunteered for it just like you did. Thank you for your service to the Town.

Mr. John Underwood - I have come before this body previously to discuss road maintenance in subdivisions several months ago. Not much has changed as far as the direction that I am receiving from NCDOT but I would

like to open the floor for questions. I do not have a presentation. I do have information regarding the actual road mileage within Weddington and what the Town could anticipate as far as allocations from the Powell Bill program.

Councilwoman Harrison – In December there was a vote not to take over our roads. But we have several subdivisions that three-fourths of the roads are maintained by NCDOT. I want to know if there is any way we can work with you to take over those roads.

Mr. Underwood – I went back and researched what subdivisions we are actively working in the Town. The only one that came back from my staff was Sanctuary at Weddington. It is only two roads and a total of .35 miles. That is the only subdivision right now in my district that was actually engaged in communications pursuing punch list repairs. I will not say absolutely we will not add these subdivisions because I know which ones they are. I think we look at them on a case-by-case basis. Based on the direction that we gave in that letter they do not qualify.

Councilwoman Harrison – Is there anything that we can put in place that as those come up and there are a few that we can sit down with you or do we have to sit down with you, the HOA, the developers to come up with some type of agreement?

Mayor Pro Tem Titherington – To clarify what was passed in December, we received a letter with the intent that NCDOT was going to change their policy. The Town has never owned any roads in the past. There is not a change to the Town's policy. Our intent was to put developers on notice that as they develop these new developments that they take that cost into account and structure it so there are no surprises. Staff has taken a look at our existing neighborhoods and to Barbara's point there is not a lot. The Town has never been on record as to building any roads. We would like to see NCDOT work with those folks. I think we have done our job letting developers know going forward.

Mayor Deter – It is the timing of it. That is why we acted almost immediately to try to clarify for developers going forward but our problem area is that we have these subdivisions that were not taken over by NCDOT. We have identified those and it is a pretty limited number.

Mr. Underwood – In Weddington it is a very small number but in a broader sense your neighboring municipalities have large numbers of subdivisions just like this so we have to be careful as we address each individual case. Obviously we will move forward on that and if we can assist case by case we will. For now we are following the direction that we put out in that letter.

Councilwoman Hadley – Were you able to find out other towns in the county and or state that are eligible for Powell Bill Funding or have a tax base of 5 cents or more that have decided not to take over the roads?

Mr. Underwood – I did not receive that information before I left the office. I will find out and get that information to you.

Councilwoman Hadley - I would like to contact them to find out what the consequences were, what problems, what successes they had with doing that.

Mayor Deter – Going forward how confident are we that Powell Funds will continue to be there in the future?

Senator Tucker – Probably full funding for the next three years but it will probably wane. It would depend on the revenue stream and what goes on. If there was financial participation by Weddington to bring closure to this to get NCDOT to take over these roads and to defer some of their initial expense or upfront maintenance expense that would be something that is different from all of these other municipalities with multiple roads. Money moves things along.

## Item No. 5. Public Comments.

Ms. Janice Propst – On October 24, I requested copies of emails from our previous Mayor Davidson's personal account from July 1 through October 24. My request for Mayor Davidson's personal emails went unanswered. I made the request again on December 12. I did receive two documents that were totally illegible and you can review those as Exhibits 1 and 2. After receiving these illegible documents I shared with Amy our Town Clerk an example of Walker using his personal emails to share Town internal information. Walker took documents from the Town Planner's office and sent those documents to his constituents to purposely mislead the people he was elected to represent. You can see that in Exhibit 3. This document was a developer's dream of what he would like to do with his property. It was just a dream and a vision. It never came to the Planning Board much less the Town Council. The developer was told early on that the plan did not meet the Town's Land Use Plan and the developer withdrew his application. Walker's behavior was reckless and irresponsible. He used his elected office to mislead our citizens. Most people that would receive something from a Mayor would believe it to be true just for the respect of his office. As citizens of the Town if you never went to a Council meeting and saw his behavior when Walker did not get his way or you did not have any personal experience with Walker you would not know his character or his lack of character. You would not know that he loves or gets satisfaction of giving gullible people half truths and letting their imagination take off to believe whatever they choose to believe. You would not know Walker takes lines out of context to mislead for his benefit. On January 2 I received an email from Amy that said that Walker has asserted to the extent that any other documents that he has are personal in nature or are campaign related and relies on the following authority. He has quoted GS 132.1-1 which is Exhibit 5. I as a taxpaying citizen have every right to see Walker Davidson's email when he takes Town documents from our Planner's Office and uses those documents to mislead the citizens of this Town. Mayor Davidson was not running for an office which is what he was quoting. This was not his personal campaign. This is manipulation and this was lying. Mr. Davidson should be ashamed but sadly I know he is not. He is smirking in glee and I call that an elected official at its worse.

Mr. Walter Staton – Atherton Estates will be developed on all sides of where I live. I have worked with Mr. Ken Chapman, Mr. Chase Kerley and Mr. Michael Shea. All three men are professional businessmen. I am happy that they are going to build on one acre lots here in Weddington and all brick homes and sell them for \$500,000 - \$800,000 per house. You can see I will be surrounded by very well built homes. Council – you can see on the preliminary plat that Mr. Shea has put a 50 foot buffer on the seven lots right behind my house. Then I will not be able to look in their bedrooms and they will not be able to look in my bedrooms and we will all have our privacy. That is a good thing. The 50 foot buffer will have no structures or clearing of trees larger than two inches around.

<u>Item No. 6. Additions, Deletions and/or Adoption of the Agenda.</u> Councilwoman Hadley asked to move the following item to next on the agenda: Review and Consideration of Perry South Construction Documents. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

Town Administrator Amy McCollum asked to add the following item to the agenda: Review and Consideration of Reducing Hours for Town Planner Jordan Cook.

Mayor Pro Tem Titherington moved to approve the agenda with the one addition. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

### Item No. 7. New Business.

A. Review and Consideration of Perry South Construction Documents (Sign, Landscaping and Lighting Plans). The Town Council received the following memo from Town Planner Cook:

Please find the attached application and package from Polivka International for the Perry South entrance sign, landscaping plan and lighting plan. The "construction document" review portion of *Section 58-271* has been included in your packet.

# Sign Plan

The freestanding ground sign will be located in the island at the main entrance, perpendicular to Providence Road. The specifications for the monument signs are as follows:

- Sign face total area is approximately 19.70 square feet and will not exceed 20 square feet. The stone monument will be larger as our Code allows.
- Height of monument is approximately 7'.
- Width of monument at base is approximately 17' 4".
- The monument is clear of the site triangle and out of State right-of-way at both entrances.
- The applicant has also proposed an interior sign for tenants on the main driveway. This sign is detailed on Sheet L-1 and located on the revised landscaping plan, Sheet L-2.
- Section 58-152 (f) of the *Weddington Zoning Ordinance* permits two signs per subdivision entrance, behind the right-of-way line with a maximum area of 20 square feet per sign. The signs are in general conformance with the *Weddington Zoning Ordinance*.

## Landscaping Plan

The applicant is also proposing revisions (depicted on Sheet L-2) to the approved landscaping plan (Sheet C-2). The revised landscaping is supplemental and all proposed plants are listed in the Town's acceptable plant species list.

Required buffer landscaping is not being modified.

# Lighting Plan

The applicant has also included a lighting plan in this submittal package. The lighting plan includes a site plan showing light locations and light fixture details on Sheet E2.4 and E2.4A. Sheet L-3 provides the lighting plan overlaid onto the revised landscaping plan.

Article IV of the Town Ordinance has been included in your packet. The proposed lighting plan for Perry South complies with *Article IV* of the *Town of Weddington Lighting Ordinance* with the following condition(s):

1. Applicant to provide lighting plan displaying footcandles.

The Town Council also received the following:

- Section of Town Ordinance dealing with Review of Plans and Construction Documents
- Entry and Interior Signage and H.V.A.C. Screenwall Plan
- Courtyard: Hardscape and Planting and Interior Property Planting Plan
- Low-Voltage Landscape Lighting Plan
- Planting and Common Open Space Plan
- Electrical Site Plan Lighting
- Entrance Sign Front and Side View

Mr. John Temple – We have three different items for your consideration this evening. We received a unanimous vote from the Planning Board for approval of each of these three areas.

Chairman Dorine Sharp – The internal sign on the plan should not be seen from the road.

Mayor Deter – The plan is very nice with a lot of crepe myrtles coming up the drive and accenting the building. There used to be a line of oaks prior to the clearing that came up Providence Road. Is there anything that can be done to restore that line of oaks realizing that it would be 25 years from now before they are up and grown? I know it is a beautiful building and it sits up on the hill but one of the elements of our Land Use Plan is protecting the viewshed. Rather than displaying the beautiful building I visualize either blending it in or hiding it from the road.

Mr. Ted Cleary – There are trees going up this main drive which is very sympathetic in keeping with this type of architecture with the idea of selectively hiding the building and then revealing it. Generally these trees go in at a reasonable size so that it will not be too many years down the road to actually see that effect. There are perimeter plantings that are required by your land development standards.

Mayor Deter – I love crepe myrtles and when they mature I am sure it will be a beautiful drive with them on each side. They generally do not get over 20 feet high.

Mr. Cleary - Those are not crepe myrtles. The client has asked for a certain species of cherry. The front entrance will create an experience of heavy foliage between ground covers and then these trees and shrubs. Some of it is required by the land development standards and some of it is just aesthetic. It is also a function of the grade at the road.

Mayor Deter – What is the height of the landscaping down by the road when it is mature?

Mr. Cleary - These are cherry trees. They are 35 to 40 feet at maturity. The experience as you are driving by a few years from now should be glimpses of the buildings behind the canopies of the tree.

Mayor Pro Tem Titherington – Will the retention pond be completely blocked from the road?

Mr. Cleary - That is recessed. We are not required to have a fence because it is a dry pond. From a car's view it is probably not going to be seen very much.

The Town Council requested clarification on what was approved relative to times that the lights could be on.

Town Administrator McCollum read the following from the minutes: Exterior lighting is minimized to security lighting only from one hour after the last business closes until one hour before the first business opens.

Chairman Sharp advised that the monument sign could be lit all the time.

Mr. Temple – We conclude at 5:00 p.m. every day with our personal business. I think if you want to say 9:00 p.m. it gives plenty of room depending on who our client is.

Chairman Sharp – You could say that the lighting is minimized to security lighting from 9 p.m. to 6 a.m.

Councilwoman Harrison moved to approve the Perry South Construction Documents with the following conditions:

- Applicant to provide lighting plan displaying footcandles
- Signage Internal sign cannot be seen from the road
- Lighting Minimized to security lighting from 9 p.m. to 6:00 a.m. with the exception of the entrance sign which will be lit 24/7
- Landscaping More Mature Trees

All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

Mr. Temple advised the Council that they plan to be able to move in by June 1 of this year.

### Item No. 8. Consent Agenda.

A. Consideration of Approval of Resolution of Consideration Identifying Areas as Being Under Consideration for Annexation. The Town Council received the following memo from Town Administrator Amy McCollum and a copy of the map:

Please find attached a map showing areas that the Town has identified as areas for possible future annexation. The original Resolution and Map identifying this area was adopted in 1998. It is recommended that the Town adopt this Resolution every year. By adopting the Resolution, it allows the Town in the future to proceed with involuntary annexation of these areas without having to wait one year before the annexation would become effective. Approval of this Resolution and map only helps to facilitate future annexations.

This is further information from COG regarding Resolution of Considerations (ROC):

Adoption of an ROC does not necessitate notification to affected and/or adjacent property owners. There is no obligation for a community to actually go forward with an annexation if an ROC is adopted. If an ROC is adopted and is not renewed within the initial two-year period post adoption, the ROC is null and void. Having an ROC in place does not preclude another community from adopting a Resolution of Intent (ROI) in any portion of the ROC territory. The advantage for a community to have an ROC adopted and kept in place is that once the initial one-year waiting period is met, a community can at any time thereafter adopt an ROI and formally begin annexation proceedings. Without an active ROC in place (i.e., one that has been in place for at least one year), there will be a one year hiatus in the effective date of an adopted annexation ordinance.

Councilwoman Harrison moved to approve Resolution R-2014-01:

# RESOLUTION OF CONSIDERATION TOWN OF WEDDINGTON A RESOLUTION IDENTIFYING THE AREA DESCRIBED HEREIN AS BEING UNDER CONSIDERATION FOR ANNEXATION R-2014-01

# **BE IT RESOLVED** by the Town Council of the Town of Weddington:

Section 1. That pursuant to G.S. 160A-37 (i), the following area is hereby identified as being under consideration for future annexation by the Town of Weddington, under the provisions of Chapter 160A, Article 4A, Part 2 of the General Statutes of North Carolina.

All properties within the boundaries as shown on the attached map are incorporated by reference.

- Section 2. That a copy of this resolution shall be filed with the Town Clerk.
- Section 3. This resolution shall remain in effect as provided by G.S. 160A-37(i).
- Section 4. Owners of agricultural land, horticultural land and forestland within the area under consideration for annexation as described in Section 1 above are hereby notified that they may have rights to a delayed effective date of annexation. G.S. § 160A-49(f1) and (f2) provide that land being taxed at present-use value qualifies for delayed annexation, and land that is eligible for present-use value taxation but which has not

been in actual production for the time period required by G.S. § 105-277.3 may qualify for delayed annexation by making application to the Union County Tax Assessor for certification. For qualified tracts, the annexation will not become effective for most purposes until the last day of the month in which the tract or part thereof becomes ineligible for present-use value classification under G.S. § 105-227.4 or no longer meets the requirements of G.S. § 160A-49(f1)(2). Until annexation of a tract becomes effective, the tract will not be taxed by the Town of Weddington and will not be entitled to services from the Town.

Adopted this 13th day of January, 2014.

Adopted: June 8, 1998
Renewed: May 8, 2000
Renewed: April 8, 2002
Renewed: March 8, 2004
Renewed: February 13, 2006
Renewed: January 14, 2008
Renewed: January 12, 2009
Renewed: February 8, 2010
Renewed: January 17, 2011
Renewed: February 9, 2012
Renewed: February 11, 2013

All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

## Item No. 9. Public Hearings and Consideration of Public Hearings.

A. Public Hearing to Review and Consider Proposed Text Amendments to Article XIII – Floodplain. The Town Council received a copy of the proposed text amendments. Mayor Deter opened the public hearing.

Chairman Sharp reviewed the proposed text amendments. She stated, "The changes are basically to form numbers and dates. This was required by FEMA and it is basically a housekeeping item."

With there being no one wishing to speak regarding this item, Mayor Deter closed the public hearing.

**B.** Consideration of Ordinance Adopting Proposed Text Amendments to Article XIII – Floodplain. Mayor Pro Tem Titherington moved to adopt Ordinance O-2014-01:

# AN ORDINANCE TO AMEND ARTICLE XIII – FLOOD DAMAGE PREVENTION, DRAINAGE, STORMWATER MANAGEMENT AND WETLAND PROTECTION OF THE CODE OF ORDINANCES OF THE TOWN OF WEDDINGTON O-2014-01

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT ARTICLE XIII – FLOOD DAMAGE PREVENTION, DRAINAGE, STORMWATER MANAGEMENT AND WETLAND PROTECTION OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 58-452. Basis for establishing the special flood hazard areas.

The special flood hazard areas are those identified under the cooperating technical state (CTS) agreement between the State of North Carolina and FEMA in its flood insurance study (FIS) and its accompanying flood insurance rate maps (FIRM), for Union County and incorporated areas, dated October 16,

2008 **February 19, 2014**, which are adopted by reference and declared to be a part of the ordinance from which this article derives.

# Sec. 58-482. Floodplain development application, permit and certification requirements.

- (c) *Certification requirements.* 
  - (1) Elevation certificates.
    - a. An elevation certificate (FEMA Form 81-31 086-0-33 (7/12)) is required prior to the actual start of any new construction. It shall be the duty of the permit holder to submit to the floodplain administrator a certification of the elevation of the reference level, in relation to mean sea level. The floodplain administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder prior to the beginning of construction. Failure to submit the certification or failure to make required corrections shall be cause to deny a floodplain development permit.
    - b. A final as-built elevation certificate (FEMA Form 81-31 086-0-33 (7/12)) is required after construction is completed and prior to certificate of compliance/occupancy issuance. It shall be the duty of the permit holder to submit to the floodplain administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The floodplain administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to certificate of compliance/occupancy issuance. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of a certificate of compliance/occupancy.
  - Floodproofing certificate. If nonresidential floodproofing is used to meet the regulatory flood protection elevation requirements, a floodproofing certificate (FEMA Form 81-65 086-0-33 (7/12)), with supporting data, an operational plan, and an inspection and maintenance plan are required prior to the actual start of any new construction. It shall be the duty of the permit holder to submit to the floodplain administrator a certification of the floodproofed design elevation of the reference level and all attendant utilities, in relation to mean sea level. Floodproofing certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. The floodplain administrator shall review the certificate data, the operational plan, and the inspection and maintenance plan. Deficiencies detected by such review shall be corrected by the applicant prior to permit approval. Failure to submit the certification or failure to make required corrections shall be cause to deny a floodplain development permit. Failure to construct in accordance with the certified design shall be cause to withhold the issuance of a certificate of compliance/occupancy.

# Sec. 58-483. Duties and responsibilities of the floodplain administrator.

The floodplain administrator shall perform, but not be limited to the following duties:

(1) Review all floodplain development applications and issue permits for all proposed development within special flood hazard areas to assure that the requirements of this article have been satisfied.

- (2) Review all proposed development within special flood hazard areas to assure that all necessary local, state and federal permits have been received.
- (3) Notify adjacent communities and the North Carolina Department of Crime Control and Public Safety, Division of Emergency Management, State Coordinator for the National Flood Insurance Program prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency (FEMA).

# Sec. 58-566. Effect on rights and liabilities under the existing flood damage prevention ordinance.

This article in part comes forward by re-enactment of some of the provisions of the Flood Damage Prevention Ordinance enacted April 8, 1987 as amended, and it is not the intention to repeal but rather to reenact and continue to enforce without interruption of such existing provisions, so that all rights and liabilities that have accrued thereunder are reserved and may be enforced. The enactment of the ordinance from which this article derived shall not affect any action, suit or proceeding instituted or pending. All provisions of the Flood Damage Prevention Ordinance of the Town of Weddington enacted on October 13, 2008 April 8, 1987, as amended, which are not reenacted herein are repealed.

Adopted this 13th day of January, 2014.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

C. Public Hearing to Review and Consider Proposed Text Amendments to Section 46-46 – Subdivision Checklist. The Town Council received a copy of the proposed text amendments. Mayor Deter opened the public hearing.

Chairman Sharp - Recently the Council added to the subdivision checklist that subdividers had to put the location of fire hydrants on their plats. We have also added that they must include a  $10 \times 10$  easement around the hydrant. This was done to guarantee that the firefighters will not have any trouble in getting to the hydrant and finding it and hooking up the hoses.

With there being no one wishing to speak, Mayor Deter closed the public hearing.

<u>D. Consideration of Ordinance Adopting Proposed Text Amendments to Section 46-46 – Subdivision Checklist.</u> Mayor Pro Tem Titherington moved to adopt Ordinance O-2014-02:

AN ORDINANCE TO AMEND SECTION 46-46 OF THE CODE OF ORDINANCES OF THE TOWN OF WEDDINGTON O-2014-02

# BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTION 46-46 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 46-46. - Information to be contained in or depicted on preliminary and final plats.

The preliminary and final plats shall depict or contain the information indicated in the following table. An 'X' indicates that the information is required. Preliminary plat information is only required for major subdivisions.

| Information   | Preliminary<br>Plat | Final<br>Plat |
|---|---------------------|---------------|
| Title block containing the subdivision name and the name of the owner   | X                   | X             |
| Location (including township, county and state)   | X                   | X             |
| Date or dates survey was conducted and plat prepared  | X                   | X             |
| A scale of drawing in feet per inch listed in words and figures   | X                   | X             |
| A bar graph scale and north arrow   | X                   | X             |
| The name of the subdivider  | X                   | X             |
| A sketch vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area   | X                   | X             |
| The names, addresses and telephone numbers of all owners, mortgagees, registered land surveyors, land planners, architects, landscape architects and professional engineers responsible for the subdivision | X                   | X             |
| The registration numbers and seals of the professional engineers and land surveyors   | X                   | X             |
| Date of plat preparation  | X                   | X             |
| The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented with all bearings and distances shown  | X                   |               |
| The exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings, and the location of existing boundary lines of adjoining lands   |                     | X             |
| The names of owners of adjoining properties   | X                   | X             |
| The names of any adjoining subdivisions of record or proposed and under review  | X                   | X             |
| Minimum building setback lines  | X                   | X             |
| The zoning classifications of the tract to be subdivided and on adjoining properties  | X                   |               |
| Existing property lines on the tract to be subdivided and on adjoining properties   | X                   | X             |
| Existing buildings or other structures, watercourses, railroads, bridges, culverts, storm drains, both on the land to be subdivided and land immediately adjoining  | X                   | X             |
| Proposed lot lines, lot and block numbers, and approximate dimensions   | X                   | X             |
| The lots numbered consecutively throughout the subdivision  |                     | X             |
| Marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site  | X                   | X             |
| The exact location of the flood hazard, floodway and floodway fringe areas from the town's FEMA maps in compliance with chapter 58, article XIII of the Weddington Code of Ordinances                       | X                   | X             |
| Septic tank suitability data furnished by the appropriate county health department  | X                   |               |
| Proposed roads with horizontal and vertical alignment   | X                   | X             |
| Existing and platted roads on adjoining properties and in the proposed subdivision  | X                   | X             |
| Rights-of-way, location and dimensions  | X                   | X             |
| Pavement widths   | X                   | X             |
| Proposed grades (re: Roads)   | X                   | X             |
| Design engineering data for all corners and curves  | X                   | X             |

| Typical road cross-sections  | X | X |
|--|---|---|
| Road names   | X | X |
| If any road is proposed to intersect with a state maintained road, the subdivider shall apply for driveway approval as required by the state department of transportation, division of highways' manual on driveway regulations. Evidence that the subdivider has obtained such approval   | X | X |
| Subdivisions which are connected to Union County water systems must show the location of proposed fire hydrants with a 10'X10' easement around the hydrant in accordance with Union County Public Works standards.   | X | X |
| The location and dimensions of all utility and other easements   | X | X |
| The location and dimensions of all buffer strips   | X | X |
| The location and dimensions of all pedestrian or bicycle paths   | X | X |
| The location and dimensions of all school sites, both existing and proposed  | X | X |
| The location and dimension of all parks and recreation areas with specific type indicated  | X | X |
| The location and dimensions of areas to be used for purposes other than residential with the purpose of each stated  | X | X |
| The future ownership (dedication or reservation for public use to governmental body, homeowners' association, or for tenants remaining in subdivider's ownership) of recreational and open space lands   | X | X |
| Acreage in total tract to be subdivided  | X |   |
| Acreage in parks and recreational areas and other nonresidential uses  | X |   |
| Total number of parcels created  | X |   |
| Acreage in the smallest lot in the subdivision   | X |   |
| Linear feet in streets   | X |   |
| The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is listed on the U.S. Department of Interior's National Register of Historic Places or is designated as a local historic property by the county  | X | X |
| The accurate locations and descriptions of all monuments, markers and control points   |   | X |
| A copy of the approved erosion control plan submitted to the appropriate field office of the department of natural resources and community development, land quality division, for any major subdivision   | X | X |
| A copy of any proposed deed restrictions or similar covenants  | X | X |
| A separate map drawn at the same scale as the preliminary plat showing only proposed streets and lot lines, topography with contour intervals of no greater than ten feet (at the discretion of the subdivision administrator, contour intervals of five feet may be required), and an accurate mapping of soil classifications found on the site and general depths thereof | X |   |
| A disk or tape copy of the final plat to be submitted in a format compatible to the town's GIS system. If this can not be supplied, expenses will be charged to the developer for the service to be completed by the town plus 15 percent  |   | X |
| A copy of the approved roadway plan submitted to the appropriate office of the state department of transportation for any major subdivision  | X |   |
| A copy of permits from Army Corps of Engineers, pursuant to section 58-342   | X |   |
| The location and dimensions of all drainage easements as defined in article XIII of the  | X | X |

| chapter 58, including P.E. certification when required  |   |   |
|---|---|---|
| Compliance with section 58-338, "setbacks from streams"   | X | X |
| Establishment of flood protection elevation (FPE) in accordance with section 58-338   | X | X |
| Drainage, stormwater management plan and wetland protection plan demonstrating compliance with <u>Chapter 58</u> , Article XIII, <u>Division 6</u> of the Weddington Code of Ordinances |   | X |

Adopted this  $13^{th}$  day of <u>January</u>, 2014.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

# Item No. 10. Old Business.

A. Review and Consideration of the Preliminary Plat for Atherton Estates. Mr. Michael Shea - I want to thank you for having us go back and look at this because I think the fruits of our homework and to-dos over the last month helped us come up with a better plan. We appreciate you challenging us. We really did not find the private drive aspect of it attractive so we would like to build a private road. The width would be that of a public road. These particular homes will now rear onto Highway 84 and they would be much further from the road. The lots themselves are 240 feet deep. We are estimating that the rear of the homes to be somewhere around 135 to 140 feet from the road. I am here tonight with our traffic engineer and our design engineer. Last time Mr. Randy Goddard was not here and he sent an associate. He has been working on this personally. Another item you asked us to investigate was a left in to the community on Matthews-Weddington Road. I am going to ask Randy to speak on that. NCDOT did not require that improvement. We are asking Council to not require us to make that improvement.

Mr. Goddard discussed the traffic study in great detail with the Town Council. He stated, "We provided the Traffic Transportation Technical Memo for the site and we did not have to do a full traffic study because it was not that large of a subdivision and in talking with NCDOT that was all they required. We used numbers based on ITE – which is the Institute for Transportation Engineers standard number that NCDOT accepts for single family homes. More trips are going to be generated from the 84 entrance. The traffic document has been reviewed and approved by NCDOT. It goes back to the recommendations of a left turn lane in and a right turn lane at the access on Highway 84. Based on the very low volume and very low number of trips on Weddington-Matthews Road that is why we did not recommend a left turn lane at that location."

Councilmember Smith questioned when this study was done.

Mr. Goddard – We did one traffic count that was required on Highway 84 east of the roundabout. These are the estimates that are in and out at the access points.

Council felt that the numbers were very low based on what is actually going on in the Town.

Mr. John Underwood - Typically a residential subdivision that does not exceed 300 homes does not require a traffic impact analysis from NCDOT. It is just the nature of the land use. I see the concern of trips generated but the intensity of the trips generated do not equal that of a small retail. That is the reason that the technical memo was done in lieu of the full blown traffic impact analysis. We do this with every development that comes to us in our district and across the state. I know it is hard to follow. When we look at the site we agree on a trip distribution. That is our best educated guess of what direction those trips are going to be taking. The majority of the folks that live here in my opinion are going to leave and go to Providence Road and disperse from there. They are leaving and going towards a location of employment. Then in the evening they are coming back. That is the basis of this study. We met various times to look at different assumptions and it was ultimately approved.

Highway 84 was actually already permitted based on the smaller subdivision that was approved. DOT ultimately said on that approval a left turn lane requirement based on the sheer volume that 84 carries. A 30 lot subdivision on a two lane secondary road with low volumes would not require turn lane improvements. Since this is on Highway 84 we said you have to build a left turn lane to minimum standards which is a short storage. When the larger Atherton Estates Subdivision came on line then we went back and said they had to provide more storage on the left turn lane on Highway 84 and provide a right turn lane. The left turn lane is more significant. If I had to pick one the right would go away and the left would remain. That is where the volume of your traffic is coming from. We are not concerned with traffic coming left out of the subdivision. It is such a small factor that it does not trigger any type of requirement from NCDOT.

Councilmember Smith – Have you ever done a post survey to see if your numbers were correct?

Mr. Underwood – If there was a demonstrated problem absolutely we would come back.

Mr. Goddard – ITE is a national document. If I was anywhere else in the country it is still those standards for a single family home. There have been hundreds if not thousands of studies to verify those numbers. For single family this is a national standard for everyone. The peak hours are four consecutive 15 minute periods between 7 and 9 in the morning and 4 to 6 in the evening.

Councilwoman Harrison – You are not taking into consideration that every mother in Weddington takes their kids to school, picks the kid up, takes them to dance, WCWAA, etc. Those are not the peak hours in my neighborhood.

Mr. Goddard – The counts were taken when school was in session.

Mayor Pro Tem Titherington – You are going to put in 102 homes that have access to either Weddington-Matthews Road or Highway 84 and the assumption is that in the morning you've got five people that are going to take a left out on 84. That is when the kids are going to the high school. You are going to have more than five high school kids in that subdivision. They are not riding the bus and you have 700 cars that go to the high school every day.

Mr. Goddard – Even if you were to multiply it by six that is 30. That is one every two minutes. That is a very low volume as far as turning out. The other thing to remember is you are downstream from the roundabout. The roundabout itself causes a delay and will provide the gaps for traffic to be able to make the left turn out.

Mayor Pro Tem Titherington – The roundabout does not slow down traffic. The way that was designed was an issue. The cars that come out of here during your peak hours stay in that outside lane because they put a double one in. I can appreciate the studies but it is not what is going on in our neighborhood. The schools and WCWAA are down here. You are going to have more than five high school students. That is the issue that we need you to help us to find a solution to.

Mr. Goddard – When we took the count there, the volume in the peak hours heading to the schools was 455 and coming the other direction it was 837. In the afternoon going east was 1,061 and going west is 610. From that you can see that there is not that huge percentage of traffic that is going to the schools at that time based on the count that we did out there while school was in session less than six months ago just down from the roundabout. There are not thousands of cars going to the school. It is a smaller number than some people may think. You also have the letter from NCDOT.

Mayor Pro Tem Titherington – The other issue is when you look at your counts on Weddington–Matthews Road. The Bromley Subdivision is being built out now which will drop in about 100 yards from your road there. People do not come down Providence to go to the roundabout. They take a left at Hemby Road, shoot down to Weddington-Matthews Road and take a right and come in this way. Your traffic assumptions are

incorrect for a lot of people that live off of that way. Orleans just bought 90 acres on Matthews-Weddington Road. You are funneling all of that down that road with no left hand lane to get into this subdivision.

Mr. Shea – We have heavily considered the fact that there are traffic issues in the area. I think we have done what this Council has asked us to do with regards to Highway 84. Pending approval we would concede to build the left turn lane on Weddington-Matthews Road. That is above what NCDOT requires.

Mr. Underwood – When a subdivision comes to us we can pretty much say what is going to be required without a traffic study. If you look at their trip distribution and based on what DOT can require and justify the right turn lane on Weddington Matthews Road is more important to me that the left turn lane is. I will not say that I would advocate against a left turn lane we would love to get a left turn at every fruit stand on Highway 16 or wherever they are located and we do not get them. NCDOT is going to require a right turn on Weddington-Matthews Road. As it stands now, we have a traffic study that is done and that is the governing document.

Councilwoman Harrison – For me I would like right turning lanes everywhere but I also think that we should have a left there.

Mr. Underwood – There is a required left turn lane at Bromley and no right turn lane. Not saying that we would not love to have all of it. From NCDOT's policies and procedures there is only a certain amount of requirements that we can enforce and it is based on the ITE.

Mr. Shea – We originally agreed to a right turn lane on Weddington-Matthews Road and now we are agreeing to build a left. This is obviously above and beyond what NCDOT required of us.

Councilmember Harrison – We appreciate that.

Mayor Pro Tem Titherington – Great job on the reworking of Highway 84. On Highway 84 is there bailout room if someone gets into that turning lane by mistake?

Mr. Underwood – I would prefer that not to happen but it will be 36 feet wide.

Mr. Goddard – It will be 12 foot in the middle so if someone wanted to make the move they could do it. Not that we want to encourage that. They would have the room to do that.

Councilwoman Hadley moved to approve the preliminary plat for the Atherton Estates with the following conditions:

# The Atherton Estates Conventional Subdivision Preliminary Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following conditions:

- 1. Development subject to review and approval/permitting of construction documents, driveways permit(s), etc. by NCDOT;
- 2. Development subject to review and approval of construction documents by Town's Engineering Consultant, US Infrastructure;
- 3. Development subject to review and approval/permitting of construction documents by Union County Public Works:
- 4. Covenants, Conditions and Restrictions (CCRs) and Maintenance Plan and Maintenance Agreement shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council:
- 5. Plans for subdivision entry monument to be approved by the Planning Board;
- 6. Incorporate Left Turn Lane on Weddington-Matthews Road

All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

**B.** Discussion and Consideration of Memorandum of Understanding with the Providence Volunteer Fire Department – Mayor Bill Deter. The Town Council received a copy of the Memorandum of Understanding. Councilwoman Hadley moved to delay consideration to a later date. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

# Item No. 11. New Business.

A. Discussion and Consideration of Directing Staff and Planning Board to Develop Text Regarding Wedding and Banquet Facilities – Mayor Bill Deter. The Town Council received a copy of Section 58-52, 58-53, 58-54, 58-58 and 58-60 of the Code of Ordinances.

Mayor Deter – This is basically taking future wedding and banquet facilities and moving them back to M-X.

Chairman Sharp - Because the one that was approved as conditional zoning if the text is changed does it make it a non-conforming use? The change will be that wedding and banquet facilities will be removed from conditional zoning under residential to M-X zoning.

Attorney Fox - That approval would have predated that. I do not think it would be non-conforming because it still would be an allowable use but under a different zoning classification.

Mayor Pro Tem Titherington moved to direct staff to develop text to return wedding and banquet facilities back to M-X. The vote on the motion is as follows:

All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Smith and Mayor Pro Tem Titherington

NAYS: Councilwoman Hadley

B. Review and Consideration of Approving Contract for Cape Construction Company to Install Carpet in Town Hall – Councilwoman Pamela Hadley. The Town Council received the following quotes for the installation of carpet at the Town Hall:

Diamond Floor Covering, Inc. - \$5,035.13 Cape Construction Company - \$5,237.00 Cape Construction Company - \$4,796.47

The Town Council also received an Independent Contractor Agreement with Cape Construction for the installation of carpet at the Weddington Town Hall.

Councilwoman Hadley reviewed the proposals with Town Council and moved to approve the contract with Cape Construction for \$4,796.47 and requested a 20% contingency which would allow up to \$5,754.00 and contingent upon review of the contract by the Town Attorney.

Councilwoman Harrison – How much are we carpeting and what is the warranty for the carpet?

Councilwoman Hadley informed the Council that the carpet came with a 10-year warranty and the contract is to carpet everything that is currently carpeted.

Councilwoman Harrison – When was the current carpet put in?

Town Administrator McCollum – Six years ago.

Councilwoman Harrison – This carpet is so stained.

Councilwoman Hadley – It is cheap. What we have picked out is a commercial grade and I think if Council would budget every year to have it cleaned that would help with the appearance of it. Going from an indoor/outdoor square to a commercial grade carpet will make a big difference in the longevity. Whichever one I picked I was going to put a contingency on to plan for any items that may happen with moving electronics, etc.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

# <u>C. Review and Consideration of Participating in Union County's Earth Day.</u> The Town Council received the following information:

The Union County 'Down to Earth Day' 2014 Planning Committee has invited the Town to participate in their Earth Day event which is being held Saturday, April 5<sup>th</sup> from 10am - 3pm at the Union County Agricultural Center and grounds. They would like to have all municipalities of Union County represented. Sponsorship levels range from \$50 to \$2,000 and booth fees are \$25. They advised that the Town may want to put together a 'Town Basket' with local items or gift cards for their raffle. The morning of the event they are hosting a 5K Trail Run/Walk and would love to see 'Town Teams' participate/compete in the race.

The Town Council also received the following:

- Letter regarding the event
- Sponsorship Level Opportunities
- Union County Extension Master Gardeners Volunteer Association Information Sheet

Councilwoman Harrison advised that she could put together a basket filled with Town items along with a few items that she may have to purchase. She moved to participate in Union County's Earth Day by contributing a basket in an amount not to exceed \$50.00. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

# **D.** Consideration of Proposal for Facilitator to be Used for Town Retreat and Discussion of Town Retreat. The Town Council received the following memo from Town Administrator McCollum:

The Town Council Retreat is scheduled for Thursday, February 6 and Friday, February 7 from 9 to 5 at the Firethorne Country Club. Chairman Dorine Sharp and Vice-Chairman Rob Dow are planning to attend on behalf of the Planning Board. Town Staff will include Attorney Fox, Finance Officer Leslie Gaylord and myself.

Please submit agenda items to me by January 20. I am still receiving proposals to have a facilitator at the retreat. At the present time the proposals are ranging from \$1,200 to \$2,500. The use of a facilitator was not budgeted for the retreat.

Mayor Pro Tem Titherington moved to authorize staff to contract with COG to facilitate the Town Retreat at a cost not to exceed \$1,200. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

**E.** Review and Consideration of Reducing Hours for Town Planner Jordan Cook. Councilwoman Harrison moved to change Town Planner Jordan Cook from a full-time position to 20+ hours a week at an hourly rate instead of salaried.

Council discussed the difference between him being a part time employee versus a contract employee.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

# <u>Item No. 12. Update from Town Planner.</u> The Town Council received the following update memo from Town Planner Cook:

- At their December 16<sup>th</sup> meeting, the Planning Board approved the Sketch Plan application from Pulte Homes for a 48 lot conservation subdivision called The Haven. The applicant can now submit their Preliminary Plat for review.
- Staff has received a Preliminary application for the six lot Graham Hall subdivision located on Weddington-Matthews Road across from Weddington Swim and Racquet Club. This plan will be on the January 27<sup>th</sup> Planning Board agenda.
- Staff has received a Preliminary Plat application for the 15 lot Bard Property subdivision located on Hemby Road. This plan will be on the February 24<sup>th</sup> Planning Board agenda.
- Staff has received a Sketch Plan application for the six lot Ascot Estates subdivision located on Weddington Road across from the WCWAA.
- The following items were on the December 16<sup>th</sup> Planning Board agenda:
  - o Perry South Construction Documents
  - o The Haven Subdivision Sketch Plan-Approved
  - o Vintage Creek Entrance Monument Signs-Approved
- The following items will be on the January 27<sup>th</sup> Planning Board agenda:
  - o Graham Hall Subdivision Preliminary Plat
  - o Text Amendments addressing the new NCDOT Subdivision Street Policy
  - o Text Amendment regarding Corner Lots abutting major/minor thoroughfares
- The Town of Weddington issued a total of 436 permits 2013. Following is a breakdown:
  - o New Homes-150
  - o Compliance Certificates-114
  - o Accessory Structures (Pools, Detached Garages, Buildings, etc.)-49
  - o Upfits (Interior Modifications to Home) and Additions-123

In 2012 the Town issued 89 permits for new homes, 71 upfit and addition permits, 37 accessory permits and 50 certificates of compliance permits. In 2011 the Town issued 51 permits for new homes, 74 upfit and addition permits, 31 accessory permits and 42 certificates of compliance permits. In 2010 the Town issued 34 permits for new homes, 80 upfit and addition permits and 51 accessory permits.

# <u>Item No. 13. Update from Town Administrator/Clerk.</u> The Town Council received the following update from Town Administrator McCollum:

- Many of you know that Jordan Cook has resigned his full-time position with the Town and will be working with the Town 20+ hours a week until a new Town Planner is hired and trained.
- We are working on the next newsletter which should hopefully be sent out the first week in February.

- We will be closed next Monday in observance of Martin Luther King's Birthday.
- I am in contact with NCDOT and Highway Patrol to get the number of accidents that have occurred in the roundabout and also if there is better signage that can be installed.
- The street lights that were vandalized have been repaired.
- The speed limit radar sign that was recommended by the Public Safety Committee and approved by the Town Council has come in. I will be working with the deputies on getting installed.
- I will be out next week at a certification class Wednesday through Friday.
- We did receive payment from NCDOT in the amount of \$2,489.20 for reimbursement of the mowing of the medians, etc.
- We have had a call from a citizen notifying us of a garbage area in someone's yard on Huntington Drive. Chairman Sharp is investigating and the proper violation letter will be sent.
- The next Public Safety Advisory Committee will be held in March.
- The next Planning Board Meeting is scheduled for January 27 along with the organizational meetings for Historic Preservation Commission and the Board of Adjustment.
- Save the Date: Easter Egg Hunt will be held in April.

# Item No. 14. Public Safety Report.

Weddington Deputies – 783 Calls

Wesley Chapel VFD responded to 25 total incidents in the Town of Weddington in December. There were 3 fire alarms, 2 structure fires and one accident for mutual aid.

# PROVIDENCE VFD

Monthly Training- Providence VFD members completed a total of 400.45 hours of training in December. This total includes training taken both in-house and out-of-house.

Calendar Year Training- Our members completed an astounding 7290 hours of training throughout the year. This was a significant increase compared to 2012 due to the exceptional efforts of our training officer and implementation of our new training incentive program.

**Highway 55 Benefit:** Highway 55 Burgers, has agreed to host a benefit night where 10% of the sales will go to the Mike Demartini fund. The event is scheduled for January 15<sup>th</sup>, 2014 from 5pm-10pm. For more information please visit the www.providencevfd.com or email Travis Manning at tmanning@providencevfd.com.

### **Call Statistic Month End**

| • | ٦ |      | ~ .            |  |
|---|---|------|----------------|--|
|   | П | ninn | ( 'Alinty'     |  |
| • | J | шоп  | <b>County:</b> |  |

| Fire  | 33       | +       | EMS | 19 | = | Total | 52 |
|-------|----------|---------|-----|----|---|-------|----|
| Meckl | enburg ( | County: |     |    |   |       |    |
| Fire  | 4        | +       | FMS | 0  | = | Total | 04 |

**Department Total:** 

Fire **EMS** 19 Total 56

# **Call statistics Calendar Year End:**

|            | EMS   |
|------------|-------|
| FIRE CALLS | CALLS |
| 19         | 22    |
| 33         | 16    |
| 29         | 14    |

| 12  | 12  |
|-----|-----|
| 26  | 10  |
| 34  | 10  |
| 25  | 10  |
| 38  | 26  |
| 21  | 7   |
| 14  | 14  |
| 30  | 7   |
| 37  | 19  |
| 318 | 167 |

| TOTAL 2013 | 485 |
|------------|-----|
|------------|-----|

The Town Council also received the Income and Expense Budget Performance and Balance Sheet for December 2013.

# Item No. 15. Update from Finance Officer and Tax Collector.

A. Finance Officer's Report. The Town Council received the Revenue and Expenditure Statement by Department and Balance Sheet for 12/1/2013 to 12/31/2013.

# **B. Tax Collector's Report.** Monthly Report – December 2013

| Transactions:                       |                  |
|-------------------------------------|------------------|
| Balance Adjustment                  | \$(25.00)        |
| Adjustments <\$5.00                 | \$.43            |
| Penalty and Interest Payments       | \$(26.66)        |
| Refunds                             | \$5,091.48       |
|                                     |                  |
|                                     |                  |
| Taxes Collected:                    |                  |
| 2012                                | \$(194.58)       |
| 2013                                | \$(186,533.17)   |
|                                     |                  |
| As of December 31, 2013; the follow | ing taxes remain |
| Outstanding:                        |                  |
| 2002                                | \$82.07          |
| 2003                                | \$129.05         |
| 2004                                | \$122.90         |
| 2005                                | \$252.74         |
| 2006                                | \$131.13         |
| 2007                                | \$144.42         |
| 2008                                | \$1,684.55       |
| 2009                                | \$1,864.68       |
| 2010                                | \$2,102.27       |
| 2011                                | \$3,580.27       |
| 2012                                | \$10,163.09      |
| 2013                                | \$231,073.36     |
| Total Outstanding:                  | \$251,330.53     |

<u>Item No. 16. Transportation Report.</u> Councilwoman Harrison gave a brief update of when the next transportation meetings will be.

<u>Item No. 17. Council Comments.</u> Councilwoman Hadley - Thanks again for the audit. I know how hard you all work. It is nice when you get positive reinforcement for what you do all year long.

<u>Item No. 18. Adjournment.</u> Councilwoman Harrison moved to adjourn the January 13, 2014 Regular Town Council Meeting. All were in favor, with votes recorded as follows:

| AYES:              | Councilmembers Ha | adley, Harrison, Smith and Mayor Pro Tem Titherington |
|--------------------|-------------------|---|
| NAYS:              | None              |   |
| The meeting adjour | ned at 9:37 p.m.  |   |
|                    |                   | Bill Deter, Mayor                                     |
| Amy S. Mc          | Collum Town Clerk | <del></del>   |

# TOWN OF WEDDINGTON SPECIAL TOWN COUNCIL MEETING 2014 BOARD RETREAT FEBRUARY 6 – 7, 2014 – 9:00 A.M. MINUTES

The Town Council of the Town of Weddington, North Carolina, met in a Special Meeting/Retreat at the Firethorne Country Club, 1108 Firethorne Club Drive, Marvin, NC 28173 on February 6 and 7, 2014, with Mayor Bill Deter presiding.

Present: Mayor Bill Deter, Mayor Pro Tem Don Titherington, Councilmembers Michael Smith,

Pamela Hadley and Barbara Harrison, Planning Board Chairman Dorine Sharp, Vice-Chairman Rob Dow, Town Attorney Anthony Fox, Finance Officer Leslie Gaylord and

Town Administrator Amy S. McCollum

Visitors: Bob Phillips, George Conner, Lanny Openshaw, Craig Hazeltine, Christina Frazzini,

Michelle Nance, Jason Wager and Gene Melchior.

<u>Item No. 1. Open the Meeting.</u> Mayor Bill Deter called the February 6, 2014 Special Town Council Meeting/Retreat to order at 9:04 a.m. There was a quorum.

<u>Item No. 2. Welcome and Introductions.</u> Facilitators Michelle Nance and Jason Wager with COG introduced themselves to the group and gave instructions and went over ground rules for the retreat.

<u>Item No. 3. Teambuilding Exercises.</u> Ms. Nance and Mr. Wager led the group in teambuilding exercises. One of the exercises had the group develop future newspaper titles and items that they hoped Weddington would be known for in the future. Following are items that were noted from this exercise:

- Escape from Hustle/Bustle
- Re-Write Ordinances
- Create Sense of Community (Best of Class)
- Safe Environment (Public Safety)
- Open Spaces/Environment
- Most Desirable Place in Region
- Protect Farm Land
- Vibrant Town Center
- Friendly Neighbors
- Solid Infrastructure
- Managed Growth
- Protect Heritage
- Low Tax Rate Maintained
- Citizens Have Sense of Ownership of Government
- Continued School Excellence
- Rural Charm Maintained
- Maintain Visual Uniqueness through Ordinances
- Ease your Burdens of Life and Enhance your Joys of Living

# Item No. 4. VFD Presentations.

**A. Providence VFD.** The group received the Primary Fire Districts Map and the Fire Suppression Contracts for Providence VFD, Stallings VFD and Wesley Chapel VFD and the Interlocal Agreement with Providence VFD. Councilwoman Pamela Hadley made everyone aware that the figures that were being presented were very preliminary.

Mr. Scott Robinson spoke for Providence VFD and introduced John Burgess and Steve Carow. He advised that it was Providence VFD's 60<sup>th</sup> year in operation. He gave the following PowerPoint Presentation to the Council (*Items bulleted were part of the actual presentation*):

# PVFD Coverage Model

- Station staffed with four firefighter/EMTs 24 x 7 x 365 Combination of volunteers and hourly/part-time/paid
- Respond to all structure related fire and fire alarm calls in the entire Town of Weddington as required by the NC Department of Insurance
- First responder to medical and non structure related calls for the majority of Weddington

# Value to Weddington's Residents

- Highly cost effective, qualified, centrally located 24 x 7 staffed fire and fire response medical support station Able to respond immediately
- Payroll alone for a department staffed with 4 full time professional firefighters 24 x 7 x 365 could easily exceed \$1,000,000

### PVFD 2013/2014 Operations Budget

- Budgeted Expenses \$704,431
  - o Payroll \$392,623
  - o Engine and apparatus maintenance \$81,200
  - o PPE, equipment, radios, supplies, trees \$88,600
  - o Training \$39,400
  - o Insurance, taxes, administration, drug testing \$64,000
  - o Building maintenance and utilities \$38,668
  - o Excludes \$70K mortgage payment included in original budget request
- Estimated Income \$665,280
  - o Weddington \$579,825
  - o Union County \$12,955
  - o Mecklenburg County Fire \$48,000
  - o Mecklenburg EMS \$12,500
  - o Donations, tree sales, and tax refunds \$12,000
- Revenue Shortfall \$43,043
  - Manage discretionary expenditures and fund from reserves if required to sustain operational service level

# PVFD 2014/2015 Operations Budget

- Preliminary Budgeted Expenses \$718,040
  - o Payroll \$396,000
  - o Payroll rate increase of 4% \$15,840
  - o Engine and apparatus maintenance \$81,200
  - o PPE, equipment, radios, supplies, trees \$76,000
  - o Training \$26,500
  - o Insurance, taxes, admin, drug testing, computers \$81,500

o Building maintenance and utilities - \$41,000

Mayor Deter asked Mr. Robinson if the Healthcare Act will be applicable to them. Mr. Robinson advised that it was not going to impact them.

Mayor Deter requested that Providence VFD provide the Council the costs to their budget if the Healthcare Act becomes applicable to them.

- Preliminary Planned Income \$718,040
  - o Weddington Request \$630,613
  - o Union County \$10,427
  - o Mecklenburg County Fire \$48,000
  - o Mecklenburg EMS \$12,500
  - o Donations, tree sales, and tax refunds \$16,500
- Revenue Shortfall \$0

Mr. Robinson advised that they may not know until June what Mecklenburg's income to Providence VFD will be and that the funding is year-to-year. He stated, "The revenue from Mecklenburg gives Providence some tax relief and Weddington and is not disruptive to services."

He discussed the retirement complex on Providence VFD that may add some additional work but will not come online until December.

Attorney Anthony Fox mentioned that volunteer fire departments are struggling throughout the State and questioned if there is anything from a legislative fix or from their fire associations that the VFD's are looking into.

Mr. Robinson advised that they have had conversations with local representatives and that there is some level of awareness but not a high priority. He felt that the current system broadly is not sustainable with the growth that is being experienced.

- \$100,000 set aside for new engine purchase in 2017 Also submitting in Union County budget request
- Pursue grants and county funding for other smaller capital needs such as new air packs, heat imaging cameras, etc.
- Minimize use of reserves which are below \$250,000 target
- \$120,000 CD
- Net proceeds after renovation costs from sale of real property to Town is to be determined
- Firemen's Relief Fund is not available for capital or operational expenditures

Providence VFD advised that the Council could help advocate through Union County that all the Weddington Fire Departments get funding for some capital costs.

# Potential Impact of Under Funding

- Reduced service level to the community
  - o Equipment maintenance, readiness, and effectiveness Using equipment after planned and/or effective life
  - o Sub-optimal equipment inventory on trucks
  - o Staff hiring, training and retention
  - o Staffing quality and level

o Increase risk to health, life and property of Weddington's residents

Mayor Pro Tem Titherington questioned if Providence VFD currently had enough assets.

Mr. Robinson - Generally speaking I feel like we are pretty good. We do not have a ladder truck but there is one within the community system team.

Mr. Carow - For what we are covering now – we are in good shape. In the near future we will have to replace an engine. We have ladder trucks all around us. I do not see an immediate need for a ladder truck but we may need one in the future.

Mayor Deter - As the Town builds out and 800 homes come in – would we have the right equipment?

Mr. Carow – Yes, I would say we would.

Mr. Burgess - May would increase staffing or the need for a substation.

# **Building Renovation and Sale**

- Walk through and inspection on Monday, February 10 and punch list items to be addressed in 5 to 10 days
- Conclude sale of real property to Town per the contract following completion of work

Mayor Pro Tem Titherington questioned the environmental risks and liability with acquiring the fire department and the above-ground diesel storage tanks were discussed.

Attorney Fox discussed that a Phase I study was completed and Mr. Robinson mentioned that if the Town wanted to do a Phase II Study that would be fine but there was nothing found during the Phase I study that would have warranted Phase II to be done.

Mayor Pro Tem Titherington wants the Phase I document reviewed and Attorney Fox will review the warranties and representations in the contract.

### Further information requested

- Environmental Issues consider Phase II Study and review contract relative to this concern
- Providence VFD to provide information on impact of Healthcare Act
- Finance Officer Gaylord requested final construction costs

# **B.** Wesley Chapel VFD. Chief Steven McLendon gave a presentation to the Town Council.

He discussed the following items:

- Wesley Chapel VFD plays a similar role as Providence VFD in delivering emergency services however they are not the primary organization for the Town and the Town is not their primary funding source.
- If there is a change in the tax base for their area they would like updated figures from the Town.
- Last 12 months, they have had a combination/part time staffing system and they operate from two buildings.
- Entire district is 37 square miles.
- They have 72 members and are very fortunate to have a lot of volunteers. He advised that they have paid staff and volunteers to drive down costs. Their buildings are staffed in house 24 x 7 x

- 365 now which has not always been the case. He stated, "In looking to improve the service delivery to the Town, we changed that last year. Both facilities are staffed that way."
- How do you know if you are getting a good deal? How long does it take you to get there? How many personnel are you able to put on the scene of an incident? They provided the 90<sup>th</sup> percentile average on how fast Wesley Chapel VFD can get from Point A to Point B in their entire district not just Weddington. Last quarter during the day time hours (6 a.m. to 6 p.m.) was 6 minutes and 17 seconds and from 6 p.m. to 6 a.m. was 6 minutes and 55 seconds. Chief McLendon advised that there are some variables in those numbers due to how long it takes 911 to dispatch the call.
- Will provide the Town with annual report as soon as it is available.
- Generally they have approximately 18 personnel that respond to medical/traffic calls and 16 to respond to structure fires. Chief McLendon contributes these to the number of volunteers they have.
- Improvements Mobile tablets in their trucks and they purchased radios (which are made by Motorola) to better communicate with each other at a cost of \$2,500 to \$6,500 per unit. Councilwoman Harrison advised that she will start working to see if she can help assist in getting more of these radios donated to the fire departments.
- They are currently identifying target areas and what apparatus needs to be dispatched based on the area. They take the ladder truck for any commercial or church calls. Wesley Chapel VFD does not need another ladder truck at this time. They have an agreement with the Pleasant Valley Fire Department to assist if a ladder truck is needed.

Councilwoman Hadley asked Chief McLendon to further discuss their service model. Chief McLendon advised that during the day they have four people at Station 31 and three people at Station 26 for a total of 7 part-time personnel. During the night time they have one paid staff at each location and then three volunteer positions at each station for an opportunity of eight personnel at night. Also in addition to that they have a program called "Volunteer on Call" for people that live in their district to contribute to those numbers.

Chief McLendon informed the Council that the tablets were not provided by Union County but that Union County petitioned the 911 Board to pay for the software and the individual departments paid for the tablets. Wesley Chapel VFD did not have to pay for the technology component of the program and these tablets are located on their primary engine and rescue vehicles at Station 31 and the primary engine and ladder vehicles at Station 26.

Councilwoman Harrison questioned if the calls were even between both stations. Chief McLendon advised that there was not a substantial difference; however, they have more traffic accidents than structure fires.

Mayor Deter asked if they felt that the Healthcare Act would have an impact on them. Chief McLendon answered that the North Carolina Firemen Association has lobbyists and that is what they concentrate on. The National Volunteer Fire Council put out a memo that came from the IRS that non profits and volunteer fire departments are not included in the act. He stated, "That could change. We have had those conversations with the County Manager as well regarding contingency funds. There is not a number set right now. It is on our radar. We have good national groups that are lobbying on behalf of us."

Chief McLendon discussed their Comprehensive Capital Improvement Plan and their rolling debt service model and that they were looking at replacing an engine that is 22 years old. Wesley Chapel VFD tries to keep their primary engines 7 to 10 years and then use as secondary vehicles for 5 to 7 more years.

Chief McLendon advised that their current tax rate for the area is 2.41 cents and they do not anticipate an increase. Their budget is due to Union County on March 30.

Councilwoman Hadley mentioned that she had seen a document showing Wesley Chapel VFD at 2.6 cents. Chief McLendon informed the Council that he has not seen that document.

Chief McLendon stated, "I would like to discuss our service district and how our revenues are factored. Two years ago the fire district lines were set by the Town and there were several renditions of the map. This area off of Forest Lawn was territory that was added onto our organization after the contract was signed and our initial contract did not include this area. Councilwoman Hadley asked if we would agree to cover this area because it was out of the response area for the other departments."

Councilwoman Hadley - We thought it would be better for your organization to cover it. None of the three territories is predicated on the taxable parcels within each territory.

Chief McLendon - We did take on the territory and agreed to wait to the next budget cycle to get payment for this area. We went through the budget cycle last year and asked about it. We are not receiving compensation for this area since it is in our mapping. My request is for the Town to go back and look at this area and we receive compensation for this moving forward. We are covering today and have been covering and it was never included in our funding. The area equates to approximately \$8,000. We took over the area July 1, 2012. There was no offer to receive additional funding and that we would have an opportunity to discuss compensation for that particular area. It was previously under Stalling's area. From day one I have always said that the closest fire station is still not responding to every area in Weddington. All the stations are staffed 24/7 now. The argument has always been that the closest may not be the fastest. How do you measure the fastest? You have three good fire departments that are covering the Town but they still are not the closest. I would request that some areas in the Town be revisited and discussed. I am going to advocate what is the best for the citizens and the closest fire department should respond because that was told to all the citizens and was the premise for the change.

Councilwoman Hadley felt that it would be helpful for the Council to be aware that the Town is divided into 8 zones and thought it would be useful to know how the stack plan works with how they run the two departments and discussed a situation that occurred in Cobblestone where Station 26 was called but Station 31 actually responded.

Chief McClendon advised that it was not an issue moving forward because they have changed their model. He stated, "I run my fire department around the need at the time and not on what may happen. I am sure we can show examples of where it has happened in other circumstances as well."

Councilwoman Hadley - I want to be confident that the stacking plan is being adhered to.

# Items Requested:

- Clarification on WCVFD response model response data by zone
- GIS Analysis regarding the areas in question by Chief McLendon
- Wesley Chapel VFD Mutual Aid Agreements
- Call Breakdown in the Town

<u>C. Fire Service.</u> Mayor Deter discussed a worksheet he developed showing the cost of fire service as the Town develops. The worksheet showed the current valuation and the actual expense of each fire department. The worksheet showed the percent of useable land, property valuation and assumed tax rate.

Mayor Deter advised that fire service causes major implications on expenses for the Town and asked what the solution was.

### Items Discussed:

- Costs approximately 1.5 cents for operating expense of the Town and 3.7 cents for fire service to break even the Town would have to raise taxes by 1.5 cents.
- The County was subsidizing fire service over a broader area.
- Finance Officer Gaylord advised that the Town is not dipping into reserves yet but projects to in the next 8 to 9 years.
- Property revaluation is scheduled for 2015
- Overarching Issue Percent cost of budget for fire compared to general government
- Risk of State Collected Revenues changing
- Attorney Fox advised that there is a growing movement at scrutinizing a Town that does not provide a lot of services and fire would help the Town with that issue
- Public should know that fire costs this amount and general government another amount and let the public decide if they are willing to pay more to have a certain level of service
- Council discussed a tax increase in the future and if there was a consolidation opportunity between Providence VFD and Wesley Chapel VFD and would there be operational savings with equipment and staffing. Councilwoman Harrison questioned how consolidation would work when both departments service areas outside of Weddington.
- Councilmember Smith discussed his concerns with EMS.
- Council requested that staff research what the industry standard is for VFD services and benchmarks for volunteer fire departments.
- What size infrastructure and equipment would be needed when Town is fully built out? Can the two stations continue at the same level and handle Weddington built out? Councilwoman Hadley advised that the State has a distribution of equipment formula regarding that question.

# Item No. 5. Budget Process and Review.

**A. Budget Schedule.** Finance Officer Gaylord reviewed the budget schedule with the Town Council. Mayor Pro Tem Titherington requested that Ms. Gaylord send out updates to the Council on budget changes or items relative to the upcoming budget to help shorten future meetings.

**B. Five-Year Review of Fund Balance.** Finance Officer Gaylord reviewed the five year fund balance worksheet with the Council. She advised that there are a lot of estimations and projections built into the budget that are subject to change and that Statutes require that the Town have a balanced budget; however, the Town can appropriate from Fund Balance.

# Items Requested:

- Attorney Fox to give Ms. Gaylord an indication of what and when to budget for lawsuit
- Put on March Town Council Agenda to change the Fund Balance Allocations for Rea Road and the Library and to put towards the purchase of the Fire Department
- Planning Board Chairman Sharp will work with Ms. Gaylord on subdivision estimates for the upcoming budget
- Receive further clarification from Providence VFD on timing of capital purchases
- Review Fees Schedule Research completed by Chairman Sharp

C. Review Town Budget Categories. Finance Officer Gaylord reviewed the budget by line item and answered questions of the Town Council. She advised that she took the actual numbers as of January 31 and projected them to the end of June.

**D.** Budget "Wish List". Council and Staff went through and provided items that they wanted considered for funding for the upcoming budget for Fiscal Year 2014-2015.

#### Items Discussed:

- Union County Sheriff's Office will let Town know if there is an increase in deputy costs.
- Attorney Fox will give firm numbers on litigation and dates.
- Town Administrator McCollum will contact Union County regarding if there is an increase in funding for the Urban Forester and notify Council about when the contract would need to be terminated. Council did not want to pay any more than \$4,000 for this service.
- Purchase Plotter this Fiscal Year
- New Copier for Town Hall
- Painting of parking lot lines at Town Hall
- Councilwoman Harrison discussed proposed landscaping items and advised that they would be on the February Town Council Agenda for consideration.
- Get quotes for new desk for Tax Collector Kim Woods
- Councilwoman Harrison discussed funding for future Town events and reviewed her business plans with the Council.
- Council felt that Powell Bill Funding based on discussions from Senator Tommy Tucker at the January Meeting would be around less than three years.
- Update fire budgets to requested amounts
- Town Administrator McCollum will add the fire department building to Town's insurance.
- Attorney Fox will develop lease agreement in conjunction with the Town taking ownership of the fire station and any maintenance issues would be addressed in the lease.
- Council was comfortable with Providence VFD allowing the public to use the meeting room on site and charging for that use.
- Town Administrator is able to spend up to \$500.00 without Council approval. Council requests that the Administrator inform Council of items purchased.
- Councilwoman Hadley gave a brief update on maintenance items that have taken place for the Town Hall over the past two years.
- Councilwoman Hadley discussed proposed electrical work that is on the February Town Council agenda for consideration. She also discussed items that she plans to handle under the maintenance budget for this fiscal year (painting of inside of Town Hall, whitewash of the house, blinds for upstairs window and Council chairs). She advised that she is still researching lighting for the Town monuments and having a mural painting on the mantel in the Council Chambers.
- Councilmember Smith will research what type of lighting can be installed around the roundabout.
- Vice-Chairman Dow discussed landscaping and supplementing what was done by NCDOT on Providence Road. Planting trees would create a huge visual affect on what Weddington looks like now and in the future. Planning Board will look into buffering requirements for new developments with more mature plantings.
- Add street trees on Providence as property develops. Attorney Fox discussed liability issues associated with plantings within the right-of-way.
- Finance Officer Gaylord asked that the Council let her know if they wanted additional budget scenarios with a tax increase.
- Mayor Pro Tem Titherington questioned if there was a way to get a possible increase in taxes through a referendum.
- Big driver of taxes is public safety and what level citizens want.
- Council discussed sending a survey regarding the costs of public safety and levels of service.

**E. Staff Changes and Planning Board Salaries.** Town Administrator McCollum discussed changes in staff responsibility to the Council. She requested that the Town Council authorize Tonya Goodson to take on the role as Clerk to the Planning Board/Board of Adjustment and Historic Preservation Commission which may increase her hours by 3 to 5 hours a week. Also she requested that Kim Woods be allowed to take on more of the responsibility of permits which would take some of the burden off of the Town Planner. This change could possibly increase her hours as well by an additional three hours a week. She informed Council that staff would be reviewing the resumes received for the Town Planner position and would start scheduling interviews by the end of the month. Another area discussed was the need for assistance with code enforcement violations within the Town. Council authorized staff to research options to handle this area and to consider the following possibilities: Contracting through COG and hiring a part-time code enforcement officer. Council asked that enforcement policy/steps be drafted to handle violations based on complaints instead of targeting certain areas in the Town.

Councilwoman Harrison provided a job description for a Historian for the Town. She discussed this position with the Council and advised that she envisioned the position working 15 hours a month. Council discussed options of separating the Historic Preservation Commission from the Planning Board.

Councilwoman Hadley discussed with the Council the recent salary changes for Mayor and Council and provided a worksheet detailing salaries for towns the size of Weddington. She also discussed the Planning Board's salaries and discussed data she had received from other municipalities. Councilwoman Hadley advised that she was not offering an opinion but wanted to make the Council aware of the information. Chairman Sharp discussed with the Council the duties of the Planning Board and that they served on three separate committees.

#### Item No. 6. NCDOT Issues.

**A.** Road Improvement Updates. Councilwoman Harrison updated Council on roadway projects through 2040 and the only item for Weddington is the widening of Highway 84.

#### Items discussed:

- Developers to put in improvements as subdivisions are built.
- Concern regarding the lack of funding and widening of Providence Road to New Town Road.
- Planning Board will review Town's ordinance language regarding when a Traffic Impact Analysis is required and if that needs to be amended.
- Councilmember Smith will get crash data for Providence Road through New Town Road.
- Vice-Chairman Dow questioned if a permitted subdivision is planned and they have done
  everything that the ordinance requires, can the Town request additional items for the benefit of
  the Town and citizens such as road improvements above and beyond what NCDOT requires.
  Attorney Fox advised that the Town could take the position that it has adopted a higher standard
  than what NCDOT requires and is not accepting responsibility but making the road conditions
  safer.

**B. NCDOT Policy Change on Subdivision Roads.** Council reviewed the recent NCDOT policy change relative to the maintenance of subdivision roads. Town Planner Jordan Cook provided a worksheet outlining that there are an existing 5.94 miles of roadways that are caught in the transition of this change. Town Administrator McCollum advised that she believed that Devonridge on the list was gated and possibly should not be included. Council asked that staff review the list to make sure that it is accurate. Mayor Deter advised that he had sent a letter to Representative Horn and Senator Tucker asking for their assistance with these roads that were caught in the transition. Councilwoman Harrison mentioned that Representative Horn has offered to meet with her on this issue. Once the list is verified, Councilwoman

Harrison will meet with Representative Horn and Mayor Deter will draft letter to NCDOT requesting their assistance.

C. Proposed Ordinance Amendments. Chairman Sharp informed the Council that she has drafted text amendments relative to the recent NCDOT change in policy and has forwarded to Town Planner Cook and Attorney Fox. She advised that one component of the amendment requires handling of the maintenance of subdivisions streets by the Homeowners Association and that they must be built to NCDOT standards. The group discussed how this change was going to be documented on the final plat to notify prospective buyers. Council discussed that certain traffic/automobile laws could still be enforced on private streets within a subdivision such as DUI, speeding and reckless/careless driving.

**D.** Other Transportation Issues. Council discussed the disconnect between the Town, County, State and Schools when making decisions and not consulting each other and the impacts to each other. Council discussed developing strategies on how better to communicate. Council asked that once a subdivision is approved or received does the data go to Union County or Union County Public Schools and asked that this be added into some type of process for the Town.

<u>Item No. 7. Continue Meeting.</u> Facilitator Nance did a brief wrap up of the agenda for the day and Mayor Deter thanked everyone for their participation. Mayor Pro Tem Titherington moved to recess the meeting until February 7 at 9:00 a.m. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

The meeting recessed at 5:06 p.m.

<u>Item No. 8. Reopen the Meeting.</u> Mayor Deter opened the continued Town Council Retreat on February 7, 2014 at 9:06 a.m. There was a quorum.

<u>Item No. 9. Technology Updates.</u> Mr. Kevin Eves with VC3 gave a brief presentation to the Town Council. He discussed the recent change by the Town in moving the Town's workstations and servers to their datacenter which provided the following: Minimized need for Town technology assets, infrastructure will always be up-to-date without upgrade costs and gained teleworking and disaster recovery options.

Mr. Eves discussed the following items for consideration in the FY 2014-2015 budget:

- Network switch in the amount of \$1,000. Current switch is being loaned to the Town by VC3.
- Replace phone system Upfront costs of \$1,000 with monthly savings of \$75 \$100.
- Purchase new laptop for Town Administrator \$1,200.00 Town Administrator's laptop to be transferred to deputies
- New Town website \$5,000 to \$11,000 based on option selected

Council discussed the possible desire to video the Council meetings and to stream them during the meeting. Councilwoman Hadley and Town Administrator McCollum will work to get pricing on this request.

Mr. Eves will send information to the Council on help in opening PDFs from their Ipads.

#### Item No. 10. Planning and Zoning.

**A.** Uses Approved Under Residential Zoning. Council reviewed the approved uses under residential zoning and the reason this item was on the agenda was questions and concerns that surrounded the approval of the wedding and banquet facility and what should be allowed in a residential area. Chairman Sharp and Vice-Chairman Dow asked the Council if they wanted any changes to the list and that there have been lengthy discussions in the past of what is commercial.

#### Items discussed:

- Mayor Pro Tem Titherington discussed the vision of the Town.
- Council agreed to leave country club in the text and take out fraternal and service organizations.
- If the ordinance does not permit a desired use, the developer could request a text amendment to add the use.
- Preference of Council was to keep residential uses tight and in line with the Town's vision and requested that the Planning Board review the definitions of the items listed and review the list to make adjustments based on the Town's vision to remain a residential community.
- Evaluate what other Town's charge for rezonings and to review the Town's Fees Schedule.

**B.** R-CD Subdivisions. Mayor Deter discussed a worksheet he developed discussing different lot size and open space options for R-CD Conservation Subdivisions. He advised that he had spoken with Randall Arendt who assisted the Town previously with conservation subdivisions.

#### Items discussed:

- Are 12,000 square foot lots too small? Should minimum lot size be raised to 16,000 square feet?
- Does a sliding scale provide developers more or less flexibility?
- Revise minimum lot size to accommodate for side loaded garages.
- The smaller lot may not allow the space to build the product that the developer wants to build topography also plays a part in that decision.
- Town wants to motivate the builder to save as much open space with larger lots and with as much viewshed as possible.
- Chairman Sharp reviewed current conservation subdivision regulations.
- Council discussed increasing the viewshed buffer.
- If you get too specific with regulations you may lose flexibility.
- Vice-Chairman Dow discussed the history of conservation subdivisions when they were first a permitted use and not conditional zoning and discussed what flexibility the Council would have if it was a permitted use.
- How much does the Council want to encourage conservation subdivisions because under the conditional zoning process it takes longer and may be more expensive to the developer?
- Chairman Sharp asked the Council if they wanted to leave conservation subdivisions as
  conditional zoning versus going back to permitted and discussed two options for changes in
  conservation subdivisions. One being raising the minimum lot size to 16,000 square feet to allow
  flexibility in lot layout and another option of a minimum lot size of 24,000 square feet with 35%
  open space.
- Councilwoman Harrison advised that she would like to see an example of how these types of conservation subdivisions would look.

C. Zoning Compliance. The Council discussed areas of code enforcement that needed addressing such as signage, abandoned vehicles, garbage etc. Council directed staff earlier in the meeting to pursue researching a contract with COG, part-time code enforcement person and to develop a system on how to handle code enforcement issues and to handle as complaint driven versus being proactive.

Chairman Sharp asked that staff send out on a yearly basis letters to gated communities reminding them to have their gates tested and information sent to the Town.

Chairman Sharp will review the Town's ordinances to see if there are other mandated enforcement items in the ordinances.

**D.** Annexation Agreement. Town Administrator McCollum advised the Council that the Annexation Agreement with Stallings, Marvin and Charlotte will expire in 2014. Attorney Fox reviewed the purpose of annexation agreements with the Council and felt that there was value to having the agreement. Attorney Fox will work with the staff at Charlotte to finalize a document to bring before the Council.

#### Item No. 11. Union County Public Schools/Growth Management.

**A. Town's Role.** Council discussed that there are three Weddington neighborhoods that will be affected by the proposed school redistricting.

Attorney Fox discussed that the Town has the ability to adopt ordinances and regulations to protect the health, safety and welfare of its citizens but it is not interpreted to include schools. He advised that the General Assembly granted the power to the State and County to fund schools.

Attorney Fox discussed Adequate Public Facilities Ordinances and what the Town has the authority to do under the statutes and advised that direct funding of the schools is not allowed and anything that the Town would provide at the schools would have to be open to the public.

#### Items discussed:

- There are models where subdivisions include a school site which is an offering by the developer.
- School Boards have the right to redraw boundary lines.
- Improve information exchange between the Town and the School Board regarding growth.
- Councilmember Smith expressed that he would like a letter or some type of statement drafted and sent to the public because there is a lot of frustration regarding the redistricting. Attorney Fox advised that the Town could draft a resolution or letter informing the public of the Town's limitations but expressing empathy regarding the situation.
- Weddington's stance on low density residential development.
- Regional issue and concerns with zoning regulations of surrounding communities.

Council agreed for Mayor Deter to draft a letter to be circulated to Town Council for their approval and sent out via all Town communications.

**B.** Growth Management Tools. Attorney Fox reviewed different growth management tools (APFO, Exactions, and Fees in Lieu) with the Town Council and the process and reasons that the Town could implement a moratorium.

#### Items discussed:

- What impact could the Town make regarding roads, water/sewer and schools?
- Vice-Chairman Dow expressed that he would like for the Town to start looking at ways to increase buffering from the road to enhance the way the Town is going to look once built out.
- The Council made a list of issues/concerns within the Town: Subdivision streets, thoroughfare improvements, speeding, increased volume impacts speed limit issues, coordinated discussion and planning with neighboring communities, well/water issue getting clarity on what options are available for water line extensions and commercial development pressure at major intersections.

- Council questioned what subdivisions in Weddington are on wells.
- May need to extend engineer review to other areas in the ordinance.

#### Item No. 12. Public Safety.

**A.** Radar Unit. Councilmember Smith reviewed the two types of radar units the Town has for the deputies to use – one is pole mounted and the other is a radar trailer. He advised that they show speeds and traffic counts and every two weeks they are moved to another location if there is no pending request from a neighborhood. The pole mounted trailer is to be used on the main roads and the radar trailer in the subdivisions. Councilwoman Harrison discussed that she would like the data that is collected from the radar units to be collected and shared. Council agreed to leave the purchase of an additional pole mounted radar unit in the budget to be discussed if an additional one needs to be purchased.

**B. Deputies Office.** Councilmember Smith discussed that he would like to install combination locks on the deputies' office due to sensitive material that they have posted. He would like for the door connected to the Council Chambers to be locked all the time and the door connected to the work room to be locked during meetings, events, etc.

#### Items discussed:

- Members discussed whether a combination fire cabinet would serve to protect the information. It was advised that the material needed to be more visible for all deputies to review.
- Council asked that the Fire Marshal be contacted to see if they have any concerns with the locks on the doors.
- Councilwoman Hadley discussed that staff is outgrowing Town Hall and that the deputies had very little privacy when conducting interviews and mentioned that there was a possibility of the deputies having a space at Providence VFD and advised that she would be happy to pursue if the Council wanted her to. Councilwoman Hadley talked about the relationship between the fire department and the deputies and areas that the deputies could assist the firemen with such as traffic, etc. Councilman Smith discussed that if the deputies were at the fire station that we would then lose the relationship between them and the Town Administrator and that he did speak with the Captain and he wanted them to remain at the Town Hall to help maintain the line of communication.
- Councilwoman Harrison expressed that she felt safe with the deputies being at Town Hall.
- Mayor Deter discussed whether there was any advantage of them being stationed closer to the major roads.
- Councilman Smith mentioned an idea he had of remodeling the garage as an office for the
  deputies. Councilwoman Hadley and Councilman Smith will work to get estimates on what it
  would cost to change the garage into the deputies' office. Council asked that the historic and
  ADA requirements be considered during this process.

C. Contract Review and Forecast, Performance Metrics. Mayor Deter advised that the Council had received the response time measurements from Wesley Chapel VFD and asked to get Providence VFD and Stallings VFD numbers as well. Mayor Deter questioned if there was a metric for response times for the deputies and does the Town need to adjust their schedules based on when things are happening.

Council asked that the Public Safety Committee research the metrics (response times/times of calls) for the Weddington Deputies to evaluate if schedule changes or additional staff is needed.

**D. CERT.** Public Safety Chairman Gene Melchior reviewed the concept of a Citizen Emergency Response Team (CERT). He advised that the ideal team would consist of 20 to 30 volunteers that would assist fire and police with basic first aid, traffic, clearing roads, administrative support, etc. He informed

the Council that a notice was sent out seeking individuals that were interested but the response was very small. He stated, "Costs would include training manuals, CPR training, equipment, etc. – approximately \$1,000 to \$2,000. We do have some equipment along with a trailer. Providence VFD has agreed to have this fall under their umbrella and under their insurance and will assist with training. We hope that all three fire departments would be involved in some of the training. The key is keeping the volunteers engaged."

Council asked that the Public Safety Committee send out another notice asking for volunteers and to reach out to neighboring towns to see if they are interested in working together.

**<u>E. Public Safety Committee.</u>** The Council asked that the Public Safety Committee work on the following items throughout the year:

- Investigate fire whistle as early warning signal
- Research appropriate lighting around the roundabout and work with NCDOT on regulations
- Work with NCDOT on additional signage at the roundabout
- Note certain areas in the Town that may need a street light and the policy from the electric company on costs and installation
- Contribute a story to newsletter each quarter
- Volunteer at Town Events
- Work with Deputies on Radar Schedule
- Have NCDOT review the 35 MPH speed limit on Providence Road

#### Item No. 13. Miscellaneous Items.

A. Grants. Council directed staff to work on getting pricing on what an outside agency would charge the Town to research grants. Council asked that training dates for future grants be sent to the volunteer fire departments.

**B.** Use of Town Attorney. Town Attorney Fox reviewed the policy implemented by the Town authorizing each Council person up to two hours of work product/time per month from the Town Attorney and anything over that amount would have to be approved by Town Council. He discussed that he advises the Town on legal matters and generally represents the body/entity but in doing his job he has and does speak with each Council person individually and keeps those conversations confidential. Attorney Fox felt that arrangement has worked well in the past.

Council and Staff discussed that conversations between them should not be considered confidential. Attorney Fox felt comfortable with confidentiality between himself and each councilperson but not between staff.

Councilwoman Hadley discussed that she felt the Council needed to gain consensus on items before having the Town Attorney, Planning Board or staff work on different items or projects that will take a great deal of time. She also discussed that it is helpful to run questions by the Town Administrator so that she can ask the Town Attorney at one time instead of everyone individually calling the Town Attorney. Councilwoman Hadley also expressed that it was the Town Attorney's responsibility and due diligence to ask for Town Council's consensus as well on different items that he is asked to work on.

C. New Process for Permits. Town Administrator McCollum asked for Council's consensus on drafting a new policy relative to the process to receive a permit from the Town. Council agreed for staff to write a policy that any permits received on Monday by 1:00 would be available on Wednesday at 9:00 and permits received on Wednesday by 1 would be available by Friday at 9, etc.

- **<u>D. Business Licenses.</u>** Councilwoman Harrison questioned whether the Council was interested in pursuing business licenses for the Town. There was discussion that the legislature may try to eliminate business licenses and that it may not generate enough revenue for the Town to pursue. Councilwoman Harrison expressed that she felt it was a way to keep track of the businesses in the Town.
- **E. Paper Town and Future Services.** Councilwoman Harrison discussed recent comments made by Senator Tommy Tucker about paper towns and questioned whether the Council wanted to consider any future services. Attorney Fox advised that the Town does exist at the pleasure of the General Assembly and advised that you currently cannot incorporate unless you have four municipal services. Attorney Fox felt that he could argue that the Town provides administration, planning/zoning, deputies and possibly fire.

<u>Item No. 14. Adjournment.</u> Council discussed how they thought the retreat went and Mayor Pro Tem Titherington felt that the Town should consider doing another one day retreat in six months.

Councilwoman Harrison moved to adjourn the February Retreat. All were in favor, with votes recorded as follows:

| AYES:<br>NAYS:     | Councilmembers Smith, Ha<br>None | dley, Harrison and Mayor Pro Tem Titherington |
|--------------------|----------------------------------|---|
| The meeting adjour | ned at 3:35 p.m.                 |   |
|                    |                                  | Bill Deter, Mayor                             |
| Amy S. Mc          | Collum, Town Clerk               |   |

#### TOWN OF WEDDINGTON REGULAR TOWN COUNCIL MEETING MONDAY, FEBRUARY 10, 2014 - 7:00 P.M. MINUTES

The Town Council of the Town of Weddington, North Carolina, met in a Regular Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on February 10, 2014, with Mayor Bill Deter presiding.

Present: Mayor Bill Deter, Mayor Pro Tem Don Titherington, Councilmembers Michael Smith, Pamela

Hadley and Barbara Harrison, Town Attorney Anthony Fox, Finance Officer Leslie Gaylord,

Town Planner Jordan Cook and Town Administrator Amy McCollum

Absent: None

Visitors: Jane Duckwall, Jim Vivian, Jennifer Romaine, Steven McLendon, Bill Price, Chris Faulk and

Carl Hubbell

Mayor Bill Deter offered an Invocation prior to the opening of the meeting.

<u>Item No. 1. Open the Meeting.</u> Mayor Deter called the February 10, 2014 Regular Town Council Meeting to order at 7:00 p.m.

<u>Item No. 2. Pledge of Allegiance.</u> Mayor Deter led in the Pledge of Allegiance.

<u>Item No. 3. Determination of Quorum.</u> There was a quorum.

**Item No. 4. Public Comments.** There were no Public comments.

<u>Item No. 5. Additions, Deletions and/or Adoption of the Agenda.</u> Town Administrator Amy McCollum asked that the following item be added to the agenda:

• Review and Consideration of Increasing Hours and Responsibilities for Tax Collector and Administrative Assistant

Councilwoman Pamela Hadley moved to approve the agenda with the one addition. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

#### Item No. 6. Approval of Minutes.

**A. December 9, 2013 Regular Town Council Meeting Minutes.** Councilwoman Hadley and Councilwoman Barbara Harrison offered amendments to the minutes. Councilwoman Hadley moved to approve the minutes with the two corrections. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

## <u>Item No. 7. Consent Agenda (Public Hearings to be Held March 10, 2014 at 7:00 p.m. at the Weddington Town Hall).</u>

A. Call for Public Hearing to Review and Consider Proposed Text Amendment – Corner Lot Definition. The Town Council received a copy of the proposed text amendments. Mayor Pro Tem Titherington moved to

call for a public hearing to review and consider the proposed text amendments. The public hearing is to be held March 10, 2014 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

**B.** Call for Public Hearing to Review and Consider Proposed Text Amendment – Wedding, Banquet and Reception Center. The Town Council received a copy of the proposed text amendments. Mayor Pro Tem Titherington moved to call for a public hearing to review and consider the proposed text amendments. The public hearing is to be held March 10, 2014 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

<u>C. Review and Consideration of 2013 Authorization to Advertise Unpaid Taxes.</u> Mayor Pro Tem Titherington moved to authorize the Tax Collector to advertise the 2013 Unpaid Taxes.

In accordance with North Carolina General Statute 105.369(a), the following represents the total of unpaid 2013 taxes that are liens on real property to date: \$ 73,972.22.

In accordance with General Statutes 105.369(a), I am hereby requesting authorization to advertise unpaid 2013 taxes that are liens on real property.

State of North Carolina

Town of Weddington

To the Tax Collector of the Town of Weddington

The Town of Weddington Tax Collector is ordered to advertise all unpaid 2013 taxes that are liens on real property, pursuant to North Carolina General Statute 105-369(a), -369(c).

Witness my hand and official seal this 10th day of February, 2014.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

Item No. 8. Old Business. There was no Old Business.

#### Item No. 9. New Business.

A. Review and Consideration of Electrical Proposal for Town Hall – Councilwoman Pamela Hadley. The Town Council received two proposals for the electrical work to be completed at Town Hall and a copy of a contract with Cape Construction to complete the work in the amount of \$1,615.00.

Councilwoman Hadley reviewed the proposed electrical work with the Town Council. It was advised by Attorney Anthony Fox and Town Planner Jordan Cook that an encroachment agreement from NCDOT would be required for the work in the roundabout.

Councilwoman Hadley moved to enter into an agreement with Cape Construction for the electrical work as shown on the proposal in the amount of \$1,615.00 contingent upon an encroachment agreement from NCDOT and approval of the contract by the Town Attorney. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

#### B. Review and Consideration of the Preliminary Plat for the Graham Hall Conventional Subdivision.

The Town Council received the following memo from Town Planner Jordan Cook:

Aiden Properties submits a preliminary plat application for a six lot Conventional Subdivision on 6.90 acres located on Weddington-Matthews Road.

#### Application Information:

Subdivision Name: Graham Hall

Date of Application: November 19, 2013 Applicant/Developer Name: Aiden Properties

Owner Name: Aiden Properties

Parcel ID#: 06-117-005 and 06-117-005A

Property Location: Weddington-Matthews Road

Existing Zoning: R-40 Proposed Zoning: R-40

Existing Land Use: Traditional Residential Proposed Land Use: Traditional Residential

Existing Use: Vacant Land

Proposed Use: Single Family Residential Subdivision

Parcel Size: 6.90 acres

#### Development Standards:

- Minimum lot size- 40,000 square feet
- Minimum lot width- 120 feet
- Minimum front yard setback- 50 feet
- Minimum rear yard setback- 40 feet
- Minimum side yard setback- 15 feet

#### Preliminary Plat Information:

- The entire site is 6.90 acres and is comprised of two parcels. A total 0.88 acres are being dedicated to NCDOT per the *Weddington Subdivision Ordinance*.
- The smallest lot is Lot 5 at 40,000 square feet.
- The applicant is not required open space as this subdivision is being developed as a by-right R-40 conventional subdivision. However, the applicant has provided a 36 foot required road buffer along Weddington-Matthews Road.
- The area in road buffer will be maintained by the HOA. The applicant also proposes supplemental landscaping in the buffer area. This landscaping will be in accordance with *Section 46-76* of the *Weddington Subdivision Ordinance*.
- A 498 foot cul-de-sac road (Graham Hall Court) will be constructed.
- All six lots will utilize Union County water and sewer.
- The property does not lie within a special flood hazard area.
- The existing structures on the property will be removed.
- At their January 27<sup>th</sup> meeting the Planning Board gave this project a unanimous favorable recommendation.

The Graham Hall R-40 Conventional Subdivision Preliminary Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following conditions (the Planning Board added condition number 6):

- 1. Development subject to review and approval/permitting of construction documents, driveways permit(s), etc. by NCDOT;
- 2. Development subject to review and approval of construction documents by Town's Engineering Consultant, US Infrastructure;
- 3. Development subject to review and approval/permitting of construction documents by Union County Public Works;
- 4. Plans for subdivision entry monument to be approved by the Planning Board;
- 5. Road name to be approved by Union County; (*This condition has been met*).
- 6. Note number six shall be revised to include all improvements within the right-of-way. (*This condition was added by the Planning Board and the applicant has made the change on the plan).*

The Town Council also received the following:

- Preliminary Plat Application
- Site Plan
- Storm Drainage and Grading Plan
- Erosion Control Plan
- Roadway and Storm Drainage Profiles Site Construction Details

Town Planner Cook – I did talk with the applicant about NCDOT's new policy and they are aware of that and have advised that the roads will be private. This is two R-40 lots being developed and is not required open space. Public Involvements Meetings were not required because the entire project is under 10 acres. When they were surveying a couple of months ago, I did get calls from two neighbors. I told them what was going on and I have not heard from anybody since.

Councilmember Harrison asked the applicant if they would be agreeable to put in a right hand turning lane.

Mr. Chris Faulk – Not right off I would not. Can I investigate it further? The more we go over the more we will have to take for right-of –way which is then going to lose our lot data. I do not know if a right turn lane will fit exactly in the right-of-way that we are dedicating now.

Councilwoman Harrison – Plans to widen Weddington-Matthews Road is on the 2040 plan and it is not funded.

Mayor Pro Tem Titherington – A lot of the neighbors in that area are concerned about speed and it is in close proximity of the Weddington Swim and Racquet Club.

The applicant advised that they would take into consideration and get back with the Town Council.

Mayor Pro Tem Titherington moved to table consideration of the preliminary plat for the Graham Hall Subdivision until the March meeting. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

<u>C. Review and Consideration of Landscaping Items – Councilwoman Barbara Harrison.</u> The Town Council received a proposal from Daryl's Landscaping.

Councilwoman Harrison reviewed the scope of work with the Town Council and advised that this work was budgeted for this year. The total amount of the work is \$12,230.00. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

**D.** Review and Consideration of Increasing Hours and Responsibilities for Tax Collector and Administrative Assistant. Town Administrator Amy McCollum reviewed this item with the Town Council. She stated, "This was discussed at the retreat on Thursday. Kim currently assists with permits but would take more of a responsibility to take a burden off of the Town Planner which may increase her hours up to three hours a week. Tonya will help take on Clerk responsibilities for the Planning Board which may increase her hours 3 to 5 hours a week."

Mayor Pro Tem Titherington moved to approve staff's recommendation for extending employees hours and responsibilities. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

<u>Item No. 10. Update from Town Planner.</u> The Town Council received the following update memo from Town Planner Cook:

- Staff has received a Sketch Plan application for the 15 lot Bard Property subdivision located on Hemby Road. This plan will be on the February 24<sup>th</sup> Planning Board agenda. Public Involvement Meetings are scheduled for Tuesday, February 18<sup>th</sup> from 12 noon to 2:00 p.m. on-site and Monday, February 24<sup>th</sup> from 4:30 to 6:30 p.m. at Town Hall. (Mayor Pro Tem Titherington asked that Town Planner Cook communicate to the developers the Council's desire for turning lanes into the development).
- Staff has received a Sketch Plan application for the six lot Ascot Estates subdivision located on Weddington Road across from the WCWAA. This is not yet on an agenda. (Mayor Pro Tem Titherington asked that the developer of this subdivision reach out and engage NCDOT and WCWAA on the traffic situation in that area).
- The following items were on the January 27<sup>th</sup> Planning Board agenda:
  - o Graham Hall Conventional Subdivision Preliminary Plat
  - o Corner Lot Definition Text Amendment
  - o Wedding, Banquet and Reception Center Text Amendment
- The following items will be on the February 27<sup>th</sup> Planning Board agenda for discussion:
  - o Bard Property Subdivision Preliminary Plat
  - o Big Muddy TUP
  - o Text Amendments addressing the new NCDOT Subdivision Street Policy
  - o R-40 Open Space Text Amendment

#### Item No. 11. Public Safety Report.

#### **Providence VFD**

11 Meck Fire Calls

01 Meck EMS Calls

36 Union Fire Calls

14 Union EMS Calls

Total Fire Calls 47

Total Ems Calls 15

250 training hours

The Town Council also received the Income and Expense Budget Performance and Balance Sheet for January 2014.

Wesley Chapel VFD responded to 24 total incidents in the Town of Weddington in January. There were four fire alarms and two structure fires for mutual aid.

Mayor Deter asked what the process was for the Town since the Fire Department will be finalizing their construction of the building. Attorney Fox and Finance Officer Gaylord informed the Council that they would get together and look at the agreement and identify the to-do's and assign dates and advised that there may need to be a special meeting of the Town Council.

#### Item No. 12. Update from Finance Officer and Tax Collector.

A. Finance Officer's Report. The Town Council received the Revenue and Expenditure Statement by Department and Balance Sheet for January 1, 2014 to January 31, 2014.

**B.** Amendment to the Agenda. At the request of Finance Officer Gaylord, Councilwoman Hadley moved to amend the agenda to add the following item: Consideration of Purchasing Plotter for Town Hall. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

**B.** Consideration of Purchasing Plotter for Town Hall. Councilwoman Harrison moved to approve the purchase of a plotter in an amount not to exceed \$10,000. Town Council requested that a minimum of three quotes be received and that Attorney Fox review the warranty provisions. All were in favor, with votes recorded as follows:

AYES: Councilmembers Hadley, Harrison, Smith and Mayor Pro Tem Titherington

NAYS: None

#### **B. Tax Collector's Report.** Monthly Report –January 2014

| Transactions:                        |                |  |  |  |
|--------------------------------------|----------------|--|--|--|
| Balance Adjustment                   | \$(326.17)     |  |  |  |
| Adjustments <\$5.00                  | \$(94.75)      |  |  |  |
| Penalty and Interest Payments        | \$(78.82)      |  |  |  |
| Refunds                              | \$2,533.27     |  |  |  |
| Interest Charges                     | \$1,745.49     |  |  |  |
| Overpayment                          | \$(2,058.16)   |  |  |  |
| Discovery                            | \$382.95       |  |  |  |
|                                      |                |  |  |  |
| Taxes Collected:                     |                |  |  |  |
| 2006                                 | \$(59.88)      |  |  |  |
| 2008                                 | \$(168.04)     |  |  |  |
| 2009                                 | \$(245.99)     |  |  |  |
| 2010                                 | \$(168.04)     |  |  |  |
| 2011                                 | \$(157.37)     |  |  |  |
| 2012                                 | \$(737.63)     |  |  |  |
| 2013                                 | \$(159,283.02) |  |  |  |
|                                      |                |  |  |  |
| As of January 31, 2014; the followin | g taxes remain |  |  |  |
| Outstanding:                         |                |  |  |  |
| 2002                                 | \$82.07        |  |  |  |
| 2003                                 | \$129.05       |  |  |  |
| 2004                                 | \$122.90       |  |  |  |
| 2005                                 | \$252.74       |  |  |  |
| 2006                                 | \$56.80        |  |  |  |

| 2007                      | \$144.42    |
|---------------------------|-------------|
| 2008                      | \$1,516.51  |
| 2009                      | \$1,608.95  |
| 2010                      | \$1,934.23  |
| 2011                      | \$3,414.45  |
| 2012                      | \$9,380.03  |
| 2013                      | \$73,972.22 |
| <b>Total Outstanding:</b> | \$92,614.37 |

<u>Item No. 13. Transportation Report.</u> Councilwoman Harrison reported that she is to attend a joint TCC meeting on Wednesday but that it would probably be cancelled due to the weather.

<u>Item No. 14. Council Comments.</u> Councilwoman Harrison advised that the Easter Egg Hunt is scheduled for April 12 from 2 to 4 and that she needs to schedule the Spring Litter Sweep.

Councilwoman Hadley – I would like to thank staff, especially Amy, for all the hard work that she has had to endure and has given of her time to get ready for the retreat and back to back meetings with the Planning Board, Retreat and Town Council. Our retreat was highly successful and I think we all came together and communicated and developed a vision for this Council and this Town and I feel that it was very productive and thank Councilmembers for their input and willingness to be involved and as engaged as they were.

Councilmember Smith - Ditto.

Mayor Pro Tem Titherington - The Council is painfully aware of the proposed school redistricting. I just want the citizens to realize that we understand that. We are doing what we can as a Town. It is very limited. You have at least three councilmembers here that are living it personally with their neighborhoods and in some cases their own kids. We are doing what we can as a Town to lend support to the citizens under the auspices that we are allowed to. We understand it and we are doing our best to facilitate a positive resolution for the Town.

<u>Item No. 15. Adjournment.</u> Councilmember Smith moved to adjourn the February 10, 2014 Regular Town Council Meeting. All were in favor, with votes recorded as follows:

| AYES:<br>NAYS:     | Councilmembers Had<br>None | lley, Harrison, Smith and Mayor Pro Tem Titherington |
|--------------------|----------------------------|--|
| NAIS:              | None                       |  |
| The meeting adjour | ned at 7:44 p.m.           |  |
|                    |                            | Bill Deter, Mayor                                    |
| Amy S. Mc          | Collum, Town Clerk         | <u> </u>   |

#### **NCDOT Street Policy Text Amendments**

Changes in RED are staff changes from original Ordinance.

Changes in BLUE are changes from Town Attorney, Anthony Fox from staff changes.

### Sec. 46-7. Streets and public utilities.



No <u>subdivision</u> street shall be <u>accepted or maintained</u> by the town <u>despite</u> any offer of or street dedication accepted for ownership and maintenance in any subdivision. by virtue of enactment of this chapter. Pursuant to G.S. 160A-374, approval of a plat required under this chapter shall not be deemed to constitute or affect acceptance by the town of the dedication of any street or other ground, public utility or other public facility shown on the plat. Rather, such acceptance, if granted, will be by separate ordinance.

Sec. 46-45. Final major subdivision plat submission and review.

(c) Final plat submission procedure.

(1)

Within two years following the approval of the preliminary plat, the subdivider shall submit a final plat as set forth in this subsection.

(2)

At least ten copies of the final plat (additional copies may be required by the subdivision administrator to send to various agencies) shall be submitted to the subdivision administrator at least 15 days prior to the meeting at which the planning board reviews the final plat. A fee, in accordance with a fee schedule adopted by the town council, shall accompany such submission. No application shall be complete or processed by the subdivision administrator unless accompanied by said fee. In addition, the town shall be reimbursed by the subdivider for all costs associated with the town's engineering and/or consulting services with respect to review of the final plat prior to final plat approval. One copy of the final plat shall be on reproducible material. Materials and drawing medium for the original shall be in accordance with the standards of practice for land surveying in the state, where applicable, and the requirements of the appropriate county register of deeds.

(3)

The final plat shall be prepared by a registered land surveyor currently licensed in the state by the state board of registration for professional engineers and land surveyors, and shall be at a scale of not less than one inch equals 200 feet. Maps may be placed on more than one sheet with appropriate match lines.

(4)
The final plat may be submitted in sections. In this case, at least one final plat section shall be submitted per year, on or before the anniversary date of preliminary plat approval. In no case shall preliminary plat approval for any section extend beyond five years from the date of approval.

Each phase's final plat must contain a comment stating common open space/conservation land requirements set forward by this chapter and chapter 58 have been met.

(5)

(6)

(<u>9</u>8)

a.

The final plat shall include a A-written maintenance agreement recognizing that the streets will not be accepted or maintained by the Town and containing with provisions for perpetual maintenance of the streets by the developer and/or the homeowners association—shall be included in the final plat.

(76) The final plat shall conform substantially to the preliminary plat as approved, and if desired by the owner or subdivider, it may refer to that portion of the approved preliminary plat which he proposes to record as a final plat and begin selling within the following year.

(87)

Failure to submit a final plat within two years after preliminary plat approval shall render the preliminary plat null and void.

The final plat shall meet all applicable specifications in <u>section 46-46</u> and the following signed certificates shall appear on each copy of the plat:

Certificate of ownership and dedication.

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision

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jurisdiction of the Town of Weddington and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

# Sec. 46-46. Information to be contained in or depicted on preliminary and final plats.

The preliminary and final plats shall depict or contain the information indicated in the following table. An 'X' indicates that the information is required. Preliminary plat information is only required for major subdivisions.

| Information   | Preliminary<br>Plat | Final<br>Plat |
|---|---------------------|---------------|
| Title block containing the subdivision name and the name of the owner   | X                   | X             |
| Location (including township, county and state)   | X                   | X             |
| Date or dates survey was conducted and plat prepared  | X                   | X             |
| A scale of drawing in feet per inch listed in words and figures   | X                   | X             |
| A bar graph scale and north arrow   | X                   | X             |
| The name of the subdivider  | X                   | X             |
| A sketch vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area   | X                   | X             |
| The names, addresses and telephone numbers of all owners, mortgagees, registered land surveyors, land planners, architects, landscape architects and professional engineers responsible for the subdivision | X                   | X             |

| The registration numbers and seals of the professional engineers and land surveyors  | X | X |
|--|---|---|
| Date of plat preparation   | X | X |
| The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented with all bearings and distances shown                       | X |   |
| The exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings, and the location of existing boundary lines of adjoining lands  |   | X |
| The names of owners of adjoining properties  | X | X |
| The names of any adjoining subdivisions of record or proposed and under review   | X | X |
| Minimum building setback lines   | X | X |
| The zoning classifications of the tract to be subdivided and on adjoining properties   | X |   |
| Existing property lines on the tract to be subdivided and on adjoining properties  | X | X |
| Existing buildings or other structures, watercourses, railroads, bridges, culverts, storm drains, both on the land to be subdivided and land immediately adjoining | X | X |
| Proposed lot lines, lot and block numbers, and approximate dimensions  | X | X |
| The lots numbered consecutively throughout the subdivision   |   | X |
| Marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site   | X | X |
| The exact location of the flood hazard, floodway and floodway fringe areas from the town's FEMA maps in compliance with chapter 58, article XIII of the Weddington | X | X |

| Code of Ordinances   |   |   |
|--|---|---|
| Septic tank suitability data furnished by the appropriate county health department   | X |   |
| Proposed roads with horizontal and vertical alignment  | X | X |
| Existing and platted roads on adjoining properties and in the proposed subdivision   | X | X |
| Rights-of-way, location and dimensions   | X | X |
| Pavement widths  | X | X |
| Proposed grades (re: Roads)  | X | X |
| Design engineering data for all corners and curves   | X | X |
| Typical road cross-sections  | X | X |
| Road names   | X | X |
| If any road is proposed to intersect with a state maintained road, the subdivider shall apply for driveway approval as required by the state department of transportation, division of highways' manual on driveway regulations. Evidence that the subdivider has obtained such approval | X | X |
| Subdivisions which are connected to Union County water systems must show the location of proposed fire hydrants in accordance with Union County Public Works standards   | X | X |
| The location and dimensions of all utility and other easements   | X | X |

| The location and dimensions of all buffer strips  | X | X |
|---|---|---|
| The location and dimensions of all pedestrian or bicycle paths  | X | X |
| The location and dimensions of all school sites, both existing and proposed   | X | X |
| The location and dimension of all parks and recreation areas with specific type indicated   | X | X |
| The location and dimensions of areas to be used for purposes other than residential with the purpose of each stated   | X | X |
| The future ownership (dedication or reservation for public use to governmental body, homeowners' association, or for tenants remaining in subdivider's ownership) of recreational and open space lands  | X | X |
| Acreage in total tract to be subdivided   | X |   |
| Acreage in parks and recreational areas and other nonresidential uses   | X |   |
| Total number of parcels created   | X |   |
| Acreage in the smallest lot in the subdivision  | X |   |
| Linear feet in streets  | X |   |
| The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is listed on the U.S. Department of Interior's National Register of Historic Places or is designated as a local historic property by the county | X | X |
| The accurate locations and descriptions of all monuments, markers and control points  |   | X |

| A copy of the approved erosion control plan submitted to the appropriate field office of the department of natural resources and community development, land quality division, for any major subdivision  | X | X |
|---|---|---|
| A copy of any proposed deed restrictions or similar covenants. <u>Before the approval of the final plat, the developer shall submit to the town evidence that the developer has created a homeowners' association whose responsibilities will include, perpetual <u>maintainmaintenanceing</u> of the streets, Such evidence shall include filed copies of the articles of incorporation, <u>declarations and</u></u> | X | X |
| homeowners' association bylaws.   |   |   |
| A separate map drawn at the same scale as the preliminary plat showing only proposed streets and lot lines, topography with contour intervals of no greater than ten feet (at the discretion of the subdivision administrator, contour intervals of five feet may be required), and an accurate mapping of soil classifications found on the site and general depths thereof  | X |   |
| A disk or tape copy of the final plat to be submitted in a format compatible to the town's GIS system. If this can not be supplied, expenses will be charged to the developer for the service to be completed by the town plus 15 percent   |   | X |
| A copy of the approved roadway plan submitted to the appropriate office of the state department of transportation for any major subdivision Should this be kept or deleted?   | X |   |
| A copy of permits from Army Corps of Engineers, pursuant to section 58-342  | X |   |
| The location and dimensions of all drainage easements as defined in article XIII of <a href="chapter 58">chapter 58</a> , including P.E. certification when required  | X | X |
| Compliance with section 58-338, "setbacks from streams"   | X | X |
| Establishment of flood protection elevation (FPE) in accordance with section 58-338   | X | X |
| Drainage, stormwater management plan and wetland protection plan demonstrating compliance with <a href="mailto:chapter 58">chapter 58</a> , article XIII, <a href="mailto:division 6">division 6</a> of the Weddington Code of Ordinances   | X | X |

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## Sec. 46-76. Road standards and buffering along thoroughfares.



Public roads.

(1)

All subdivision lots, except as provided herein and in section 58-10, shall abut public roads. All public roads shall be built with a minimum of 20 feet of pavement and built to construction standards of the state department of transportation for subdivision roads in accordance with the NC DOT Subdivision Roads Manual and Standard Specifications for Roads and Structures. Streets which are not eligible to be put on the state department of transportation system because there are too few lots or residences or because the state is no longer accepting subdivision streets as part of the state system shall, nevertheless, be offered for dedication to the public and shall be designed and constructed in accordance with the above-referenced standards. A written maintenance agreement with provision for the perpetual maintenance of the streets until it is accepted as part of the state system by the developer and/or the homeowner's association shall be included in the final plat. The perpetual maintenance and upkeep of streets in the subdivision, shall be the sole responsibility of the developer and/or any duly incorporated and active homeowners' association. Accordingly, any bond accepted by the town per subsection 46-49(b) for a subdivision shall be calculated using the cost of streets as provided in subsection 46-49(b)) and the projected perpetual maintenance and shall remain in place until the town council is satisfied (in its sole own exclusive discretion) that the homeowners' association is controlled by individual lot owners other than the developer (which shall be presumed to be no less than which generally the town council shall not deem to have occurred until one year, at a minimum, after a homeowners' association is incorporated and active) and has made necessary assessments for, and has otherwise taken over the full responsibility of, maintaining and repairing such streets. The decision to release such bonds shall rest entirely within the town-council's sole discretion and shall be made based upon the homeowners' association's financial ability to properly maintain and repair these streets. After the bond is released by the town council, the homeowners' association shall be required to submit to the town, by January 15 of each calendar year, the names,

addresses and telephone numbers of all duly elected members of its board of directors as well as a copy of its annual financial statements showing, at a minimum, the amount of funds budgeted to maintain such streets. In the event the town council, in its discretion, believes the homeowners' association is not adequately maintaining or repairing the streets or is not making assessments necessary to cover the cost of said maintenance or repairs, it may, after holding a hearing, require the homeowners' association to provide a bond as required in subsection 46-49(b). The hearing described above, shall be duly noticed by publication as provided in this chapter and by mailing notice of the hearing to at least one officer (according to the most recent list of officers the town has received) of the homeowners' association or to the homeowners' association's registered agent at least ten days before the hearing. The homeowners' association's bond may be eliminated, modified, or reinstated at the discretion of the town after a hearing notice as described above.

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# Sec. 58-54. R-40 single-family district.

The R-40 single-family district is established to provide for residential development at low densities consistent with suitability of the land and the rural character of the town.

- (1) Permitted uses. Permitted uses within the R-40 district shall be as follows:
  - a. All permitted uses in the R-60 zoning district.
  - Open space. Any subdivision that is 6 acres or more in aggregate shall be required to provide that a minimum of ten percent of the gross area of the subdivision, exclusive of any required minimum 50-foot buffers along thoroughfares, consists of common open space.

#### Sec. 58-4. Definitions.

Lot, corner, means a lot which occupies the interior angle at the intersection of two street lines which make an angle of more than 45 degrees and less than 135 degrees with each other. Corner lot includes lots with a side lot line that abuts a thoroughfare buffer. See subsections 58-208(1)a. and (1)b.

#### AN ORDINANCE TO AMEND SECTION 58-4 OF THE CODE OF ORDINANCES OF THE TOWN OF WEDDINGTON O-2014-03

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTION 58-4 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 58-4. Definitions.

*Lot, corner*, means a lot which occupies the interior angle at the intersection of two street lines which make an angle of more than 45 degrees and less than 135 degrees with each other. Corner lot includes lots with a side lot line that abuts a thoroughfare buffer. See subsections 58-208(1)a. and (1)b.

| Adopted this $\underline{10^{th}}$ day of March, 2014. |                   |  |
|--|-------------------|--|
|  | Bill Deter, Mayor |  |
| Attest:  |                   |  |
|  |                   |  |
| Amy S. McCollum, Town Clerk                            |                   |  |

## Sec. 58-60. MX mixed-use conditional district.



The MX mixed-use conditional district is hereby established in order to accommodate a highly limited type of mixed-use development in accordance with the intent described in subsection 58-5(3)b. Development in a MX mixed-use district may only occur in accordance with the requirements for conditional zoning as outlined in section 58-271. MX district rezonings shall only occur in areas designated for future business in the land use plan.

After the public hearing, but prior to consideration of the rezoning request, the town council will either verify that the rezoning request is reasonable and consistent with the future land use map or will consider a change to the future land use map so that the rezoning would conform with the future land use map.

#### (1) Permitted uses.

- Offices and office buildings. Following is a list of examples of the types of offices permitted in an MX district. Although this list is not intended to exhaust the types of office uses permitted, other types of office uses are permissible only if they will not produce levels of noise, traffic, pedestrian activity or disturbances that exceed the levels of noise, traffic, pedestrian activity or disturbances commonly associated with the types of office uses listed below:
  - 1. Doctor's office.
  - 2. Insurance agency.
  - 3. Real estate agency.
  - 4. Stock brokerage firm.
  - 5. Tax preparation service.
  - 6. Travel agency.
  - 7. Small animal veterinary clinic.
- b. Retail uses. Following is a list of examples of the types of retail uses permitted in an MX district. Although this list is not intended to exhaust the types of retail uses permitted, other types of retail uses are permissible only if they will not produce levels of noise, traffic, pedestrian activity or disturbances that exceed the levels of noise, traffic, pedestrian activity or disturbances commonly associated with the types of retail uses listed below. Such retail uses may be in freestanding buildings or within a larger building:
  - Antique shop. 1.
  - 2. Arts and crafts store.
  - 3. Athletic goods shop.
  - 4. Automobile parts store.
  - 5. Bakery, retail.
  - 6. Barbershop and beauty shop.

- 7. Book and stationery store.
- 8. Clothing store.
- 9. Computer/electronics store.
- 10. Dance and gymnastic studio.
- 11. Department/variety store.
- Dry cleaning service outlet (excluding dry cleaning and laundry plants).
- 13. Fabric stores.
- 14. Floor covering, wallpaper, paint and window covering stores.
- 15. Florist and gift shops.
- 16. Grocery stores.
- 17. Hardware stores.
- 18. Jewelry stores.
- 19. Music stores.
- 20. Pharmacies.
- 21. Photocopying shops.
- 22. Tailor, dressmaking and millinery shops.
- 23. Toy and hobby stores.
- 24. Video stores.
- c. Restaurants (excluding freestanding drive-in, drive-through and fast-food restaurants).
- d. Schools.
- e. Shopping centers.
- f. Essential services, classes I and II.
- g. Libraries, public.
- h. Town government buildings and facilities (indoors).
- i. Bank teller machines.
- j. Banks and financial institutions.
- k. Post offices.
- I. Postal stores and contract stations.
- m. Convenience stores (restrictions may be added by the town council, such as restrictions governing ingress/egress to the convenience store from major roads, architectural review, number of gas pumps, height of canopy, site location, hours of operation, etc.).
- n. Day care centers provided the lot is at least three acres.
- o. Conference centers.
  - Wedding, banquet and reception centers provided the lot is at least five acres. However, nothing shall prohibit one or more of these uses from being combined on a single five-acre lot. These uses shall not produce levels of noise or electronically amplified sound that is audible at levels greater than 60 db beyond the boundary of the

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property on which the facility is located. Further, no electronically amplified sound shall be audible beyond the property boundary between the hours of 10:00 p.m. and 9:00 a.m.

#### Sec. 58-52 (R-80), 58-53 (R-60), 58-54 (R-40) and 58-58 (R-CD).

The R-80 single-family district is established for areas of very low density residential development which is compatible with the land development plan's concept of retaining the rural character of the community. Densities need to be low due to the suitability of land, lack of public water and sewer, and the compatibility of surrounding development.

- (1) Permitted uses.
  - a. Single-family dwellings.
  - b. Mobile homes, classes A and B.
  - c. Agricultural uses. Structures housing poultry or livestock and waste removed from any structure shall be located no closer than 150 feet from any property line except that structures housing horses shall be located no closer than 60 feet from any property line. Corrals for bovine and equine animals are exempt from these setbacks.
  - d. Horse farm or academy. Structures housing horses shall be located no closer than 60 feet from any property line. Waste removed from any such structure shall be located no closer than 150 feet from any property line.
  - e. Family care home for up to six clients, provided that such home is not located within a one-half mile radius from an existing family care home.
  - f. Essential services, classes I and IV.
  - g. Customary home occupations in accordance with <u>section 58-7</u>
  - Day care centers, small group.
- (2) Conditional uses. The following uses may be permitted by the town council in accordance with <u>section 58-271</u>. The council shall address review criteria for each use which is contained in <u>section 58-271</u>
  - a. Churches, synagogues and other places of worship, and their customary related uses.
  - b. Public and private schools serving all grades, including preschool facilities.
  - c. Golf courses, parks, playgrounds and community recreational centers (both public and private).
  - d. Country clubs, fraternal, social and other civic organizations.
  - e. Emergency governmental service facilities, including police, fire and rescue.
  - f. Cemeteries.
  - g. Essential services, classes II and III.
  - h. Clubs.
  - i. Community centers.
  - Public parks and recreational facilities.

- k. Private airstrips, provided that:
  - The airstrips may be used only by the owners of the land on which the same is located; provided, however, if the airstrip is located on a bona fide farm, any airplanes engaged in crop dusting may use such airstrip in connection therewith;
  - 2. No flying lessons shall be conducted in airplanes flying from or to the airstrip;
  - 3. No commercial sales of airplanes, parts or fuel shall be conducted at the airstrip;
  - 4. The airstrip shall have been approved by the appropriate state and federal agencies.
- I. Telecommunication towers.
- m. Libraries.
- n. Planned residential developments, subject to the requirements of section 58-23
- o. Amateur radio towers. An amateur radio tower may also be located on a lot that contains another principal use or structure. In no instance, however, shall the amateur radio tower be located in the front yard of a lot containing another principal structure.
- p. Government or town facility.
- q. Land application of biosolids.
- r. Agritourism.
- s. Wedding, banquet and reception centers provided the lot is at least five acres. However, nothing shall prohibit one or more of these uses from being combined on a single five-acre lot. These uses shall not produce levels of noise or electronically amplified sound that is audible at levels greater than 60 db beyond the boundary of the property on which the facility is located. Further, no electronically amplified sound shall be audible beyond the property boundary between the hours of 10:00 p.m. and 9:00 a.m.

# AN ORDINANCE TO AMEND SECTIONS 58-52, 58-53, 58-54, 58-58 AND 58-60 OF THE CODE OF ORDINANCES OF THE TOWN OF WEDDINGTON O-2014-04

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTIONS 58-52, 58-53, 58-54, 58-58 AND 58-60 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 58-52 (R-80), 58-53 (R-60), 58-54 (R-40) and 58-58 (R-CD).

The R-80 single-family district is established for areas of very low density residential development which is compatible with the land development plan's concept of retaining the rural character of the community. Densities need to be low due to the suitability of land, lack of public water and sewer, and the compatibility of surrounding development.

- (1) *Permitted uses.* 
  - a. Single-family dwellings.
  - b. Mobile homes, classes A and B.
  - c. Agricultural uses. Structures housing poultry or livestock and waste removed from any structure shall be located no closer than 150 feet from any property line except that structures housing horses shall be located no closer than 60 feet from any property line. Corrals for bovine and equine animals are exempt from these setbacks.
  - d. Horse farm or academy. Structures housing horses shall be located no closer than 60 feet from any property line. Waste removed from any such structure shall be located no closer than 150 feet from any property line.
  - e. Family care home for up to six clients, provided that such home is not located within a one-half mile radius from an existing family care home.
  - f. Essential services, classes I and IV.
  - g. Customary home occupations in accordance with section 58-7
  - h. Day care centers, small group.

- (2) Conditional uses. The following uses may be permitted by the town council in accordance with section 58-271. The council shall address review criteria for each use which is contained in section 58-271
  - a. Churches, synagogues and other places of worship, and their customary related uses.
  - b. Public and private schools serving all grades, including preschool facilities.
  - c. Golf courses, parks, playgrounds and community recreational centers (both public and private).
  - d. Country clubs, fraternal, social and other civic organizations.
  - e. Emergency governmental service facilities, including police, fire and rescue.
  - f. Cemeteries.
  - g. Essential services, classes II and III.
  - h. Clubs.
  - i. Community centers.
  - j. Public parks and recreational facilities.
  - k. Private airstrips, provided that:
    - 1. The airstrips may be used only by the owners of the land on which the same is located; provided, however, if the airstrip is located on a bona fide farm, any airplanes engaged in crop dusting may use such airstrip in connection therewith;
    - 2. No flying lessons shall be conducted in airplanes flying from or to the airstrip;
    - 3. No commercial sales of airplanes, parts or fuel shall be conducted at the airstrip;
    - 4. The airstrip shall have been approved by the appropriate state and federal agencies.
  - 1. Telecommunication towers.
  - m. Libraries.
  - n. Planned residential developments, subject to the requirements of <u>section</u> 58-23
  - o. Amateur radio towers. An amateur radio tower may also be located on a lot that contains another principal use or structure. In no instance, however, shall the amateur radio tower be located in the front yard of a lot containing another principal structure.
  - p. Government or town facility.
  - q. Land application of biosolids.
  - r. Agritourism.
  - s. Wedding, banquet and reception centers provided the lot is at least five acres. However, nothing shall prohibit one or more of these uses

from being combined on a single five-acre lot. These uses shall not produce levels of noise or electronically amplified sound that is audible at levels greater than 60 db beyond the boundary of the property on which the facility is located. Further, no electronically amplified sound shall be audible beyond the property boundary between the hours of 10:00 p.m. and 9:00 a.m.

#### Sec. 58-60. MX mixed-use conditional district.

The MX mixed-use conditional district is hereby established in order to accommodate a highly limited type of mixed-use development in accordance with the intent described in subsection 58-5(3)b. Development in a MX mixed-use district may only occur in accordance with the requirements for conditional zoning as outlined in section 58-271. MX district rezonings shall only occur in areas designated for future business in the land use plan.

After the public hearing, but prior to consideration of the rezoning request, the town council will either verify that the rezoning request is reasonable and consistent with the future land use map or will consider a change to the future land use map so that the rezoning would conform with the future land use map.

#### (1) *Permitted uses.*

- a. Offices and office buildings. Following is a list of examples of the types of offices permitted in an MX district. Although this list is not intended to exhaust the types of office uses permitted, other types of office uses are permissible only if they will not produce levels of noise, traffic, pedestrian activity or disturbances that exceed the levels of noise, traffic, pedestrian activity or disturbances commonly associated with the types of office uses listed below:
  - 1. Doctor's office.
  - 2. Insurance agency.
  - 3. Real estate agency.
  - 4. Stock brokerage firm.
  - 5. Tax preparation service.
  - 6. Travel agency.
  - 7. Small animal veterinary clinic.
- b. Retail uses. Following is a list of examples of the types of retail uses permitted in an MX district. Although this list is not intended to exhaust the types of retail uses permitted, other types of retail uses are permissible only if they will not produce levels of noise, traffic, pedestrian activity or disturbances that exceed the levels of noise, traffic, pedestrian activity or disturbances commonly associated with the types

of retail uses listed below. Such retail uses may be in freestanding buildings or within a larger building:

- 1. Antique shop.
- 2. Arts and crafts store.
- 3. Athletic goods shop.
- 4. Automobile parts store.
- 5. Bakery, retail.
- 6. Barbershop and beauty shop.
- 7. Book and stationery store.
- 8. Clothing store.
- 9. Computer/electronics store.
- 10. Dance and gymnastic studio.
- 11. Department/variety store.
- 12. Dry cleaning service outlet (excluding dry cleaning and laundry plants).
- 13. Fabric stores.
- 14. Floor covering, wallpaper, paint and window covering stores.
- 15. Florist and gift shops.
- 16. Grocery stores.
- 17. Hardware stores.
- 18. Jewelry stores.
- 19. Music stores.
- 20. Pharmacies.
- 21. Photocopying shops.
- 22. Tailor, dressmaking and millinery shops.
- 23. Toy and hobby stores.
- 24. Video stores.
- c. Restaurants (excluding freestanding drive-in, drive-through and fast-food restaurants).
- d. Schools.
- e. Shopping centers.
- f. Essential services, classes I and II.
- g. Libraries, public.
- h. Town government buildings and facilities (indoors).
- i. Bank teller machines.
- j. Banks and financial institutions.
- k. Post offices.
- 1. Postal stores and contract stations.
- m. Convenience stores (restrictions may be added by the town council, such as restrictions governing ingress/egress to the convenience store from

- major roads, architectural review, number of gas pumps, height of canopy, site location, hours of operation, etc.).
- n. Day care centers provided the lot is at least three acres.
- o. Conference centers.
- p. Wedding, banquet and reception centers provided the lot is at least five acres. However, nothing shall prohibit one or more of these uses from being combined on a single five-acre lot. These uses shall not produce levels of noise or electronically amplified sound that is audible at levels greater than 60 db beyond the boundary of the property on which the facility is located. Further, no electronically amplified sound shall be audible beyond the property boundary between the hours of 10:00 p.m. and 9:00 a.m.

| Adopted this $10^{th}$ day of March, 2014. |                   |  |
|--|-------------------|--|
|  | Bill Deter, Mayor |  |
| Attest:                                    |                   |  |
|  |                   |  |
| Amy S. McCollum, Town Clerk                |                   |  |

# APPLICATION FOR SUBMITTAL OF SUBDIVISION PRELIMINARY PLAT

| NAME OF PROP        | OSED SUBDIVISION: Granam Hall  |
|---------------------|--|
| LOCATION OF         | SUBDIVISION: Weddington-Matthews Rd  |
| PARCEL ID 061       | - <u>170-05 &amp; 05A</u> ZONING DISTRICT <u>R-40</u> TOTAL ACREAGE <u>6.9 Ac</u><br>OTS <u>6</u>  |
| DEVELOPER:<br>NAME: | Aiden Properties   |
| ADDRESS:            | PO Box 262, Maynardville, TN 37807   |
| OWNER (if differ    | rent from above)   |
| PHONE:              | 865-621-9195   |
| FEE PAID:           | \$1500. DATE: 11/19/13   |
| knowledge of the T  | as developer(s) of the property to be subdivided have own's Zoning and Subdivision Ordinances as they pertain to development in the m. I (we) have received a copy of the Subdivision Checklist. |

The Town shall be reimbursed by the subdivider for all costs associated with the Town's engineering and/or consulting services with respect to the review of the preliminary plat prior to preliminary plat approval.

The subdivider shall submit 14 copies of the preliminary plat to the Subdivision Administrator. The Subdivision Administrator shall review the plat within 30 days of submittal.

# TOWN OF WEDDINGTON

# **MEMORANDUM**

**TO:** Bill Deter, Mayor

Town Council

**CC:** Amy McCollum, Town Clerk

**FROM:** Jordan Cook, Zoning Administrator/Planner

**DATE:** March 10, 2014

SUBJECT: Graham Hall R-40 Conventional Subdivision Preliminary Plat

Aiden Properties submits a preliminary plat application for a six lot Conventional Subdivision on 6.90 acres located on Weddington-Matthews Road.

# **Application Information:**

Subdivision Name: Graham Hall

Date of Application: November 19, 2013 Applicant/Developer Name: Aiden Properties

Owner Name: Aiden Properties

Parcel ID#: 06-117-005 and 06-117-005A Property Location: Weddington-Matthews Road

Existing Zoning: R-40 Proposed Zoning: R-40

Existing Land Use: Traditional Residential Proposed Land Use: Traditional Residential

Existing Use: Vacant Land

Proposed Use: Single Family Residential Subdivision

Parcel Size: 6.90 acres

# **Development Standards:**

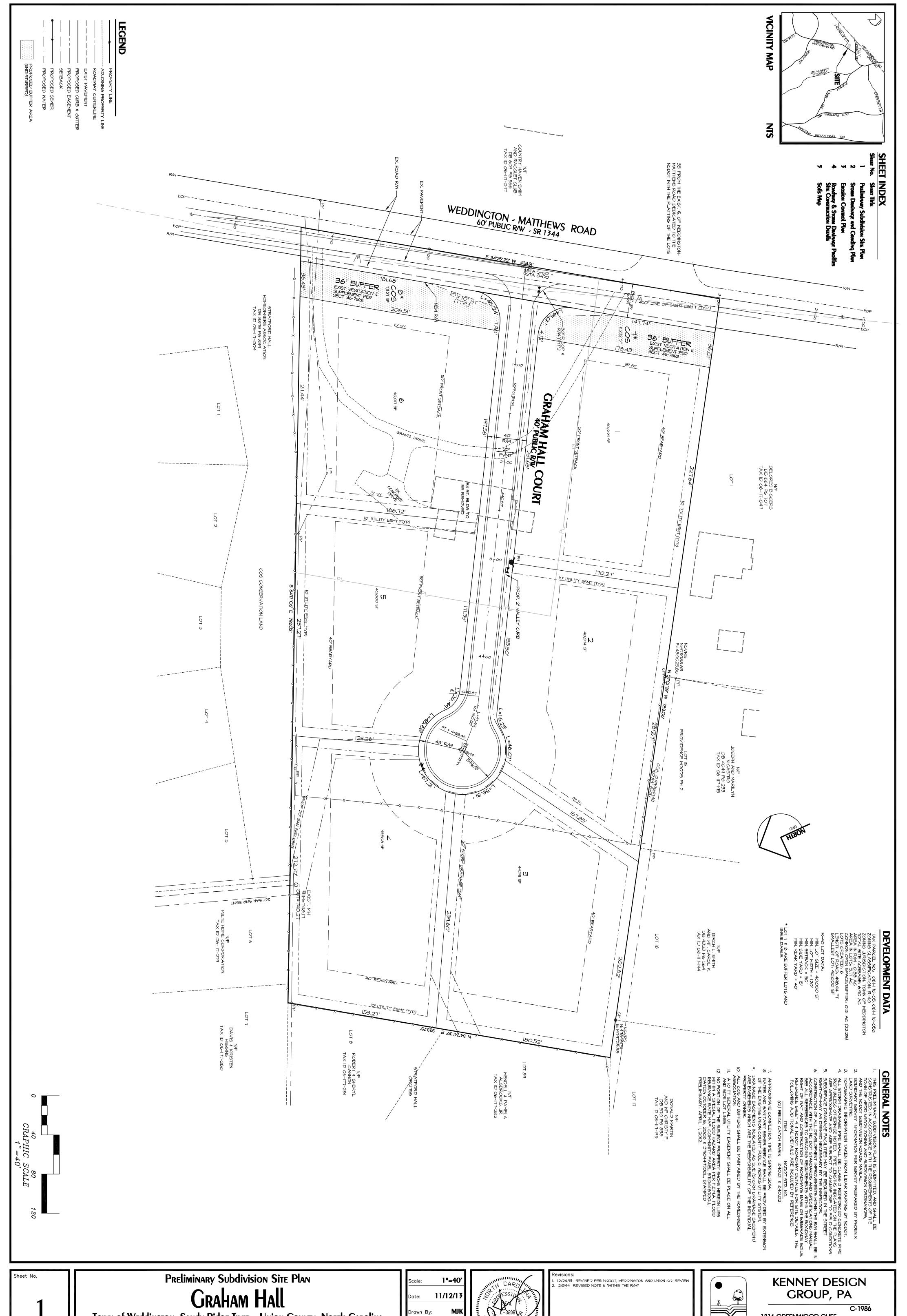
- Minimum lot size- 40,000 square feet
- Minimum lot width- 120 feet
- Minimum front yard setback- 50 feet
- Minimum rear yard setback- 40 feet
- Minimum side yard setback- 15 feet

### **Preliminary Plat Information:**

- The entire site is 6.90 acres and is comprised of two parcels. A total 0.88 acres are being dedicated to NCDOT per the *Weddington Subdivision Ordinance*.
- The smallest lot is Lot 5 at 40,000 square feet.
- The applicant is not required open space as this subdivision is being developed as a by-right R-40 conventional subdivision. However, the applicant has provided a 36 foot required road buffer along Weddington-Matthews Road.
- The area in road buffer will be maintained by the HOA. The applicant also proposes supplemental landscaping in the buffer area. This landscaping will be in accordance with *Section 46-76* of the *Weddington Subdivision Ordinance*.
- A 498 foot cul-de-sac road (Graham Hall Court) will be constructed.
- All six lots will utilize Union County water and sewer.
- The property does not lie within a special flood hazard area.
- The existing structures on the property will be removed.
- At their January 27<sup>th</sup> meeting, the Planning Board gave this project a unanimous favorable recommendation.
- At the February 10<sup>th</sup> meeting, the Town Council asked the applicant to research the feasibility of adding a right turn lane onto Weddington-Matthews Road as a safety improvement. The applicant agreed to research this request and come back to the March 19<sup>th</sup> meeting with further information.

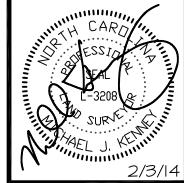
# The Graham Hall R-40 Conventional Subdivision Preliminary Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following conditions (the Planning Board added condition number 6):

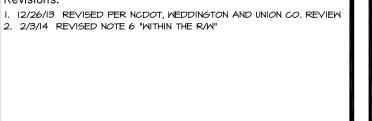
- 1. Development subject to review and approval/permitting of construction documents, driveways permit(s), etc. by NCDOT;
- 2. Development subject to review and approval of construction documents by Town's Engineering Consultant, US Infrastructure;
- 3. Development subject to review and approval/permitting of construction documents by Union County Public Works;
- 4. Plans for subdivision entry monument to be approved by the Planning Board;
- 5. Road name to be approved by Union County;
- 6. Note number six shall be revised to include all improvements within the right-of-way.



Town of Weddington, Sandy Ridge Twsp., Union County, North Carolina Owner: Aiden Properties, PO Box 262, Maynardville, TN 37807 % A C Cooper, 865-621-9195 (Ac\_ccc@outlook.com)

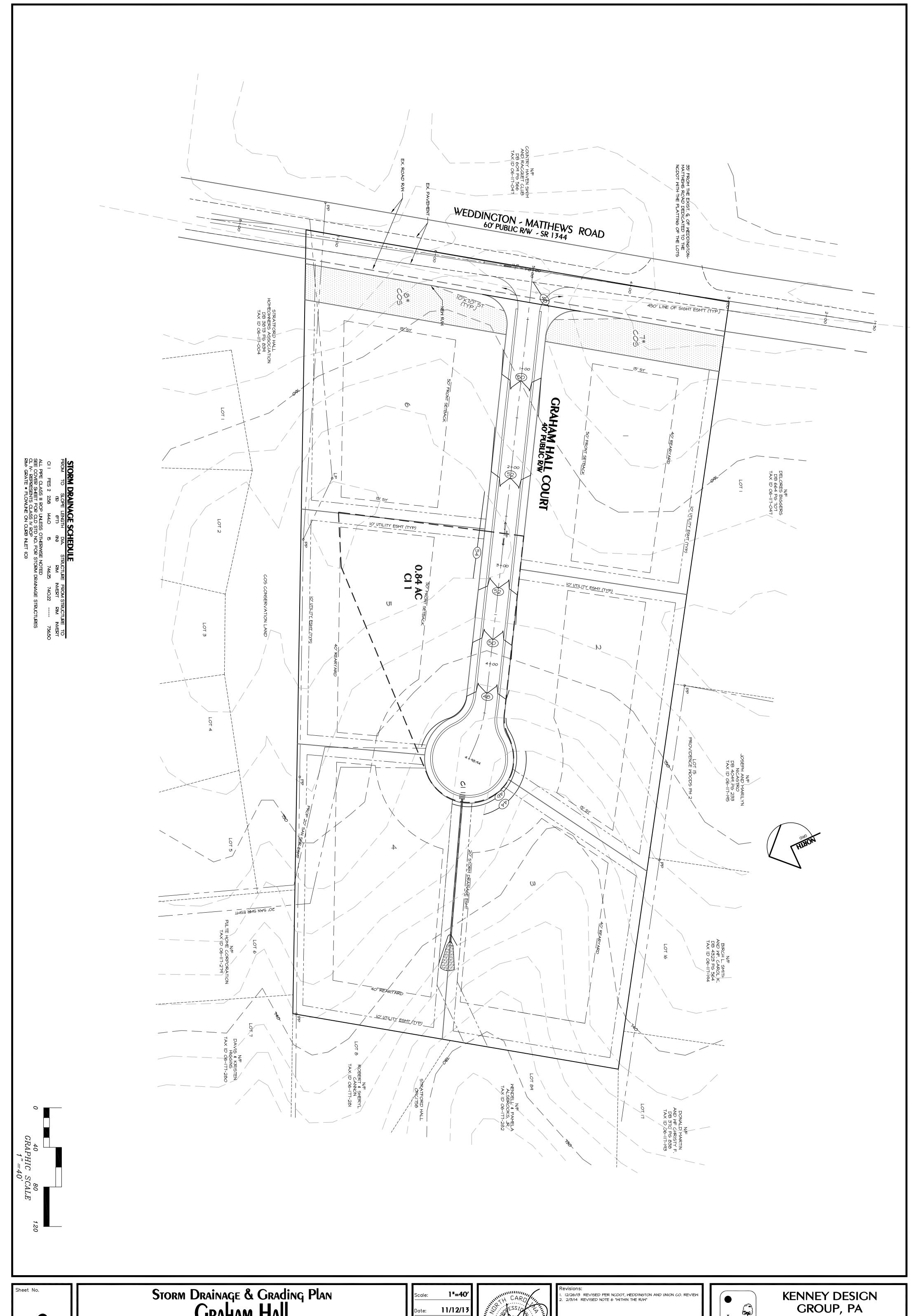
| Date: 11     | /12/13 |
|--------------|--------|
| Drawn By:    | MJK    |
| Designed By: | МЈК    |
| Job No.:     | 1313   |







1316 GREENWOOD CLIFF CHARLOTTE, NORTH CAROLINA 28204 PH: 704/377-6099 FAX: 704/377-6097 EMAIL: KENNEY@KENNEYDESIGN.COM

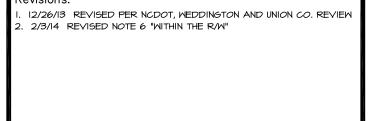


Storm Drainage & Grading Plan
GRAHAM HALL

Town of Weddington, Sandy Ridge Twsp., Union County, North Carolina Owner: Aiden Properties, PO Box 262, Maynardville, TN 37807 % A C Cooper, 865-621-9195 (Ac\_ccc@outlook.com)

11/12/13 Drawn By: Designed By: 1313

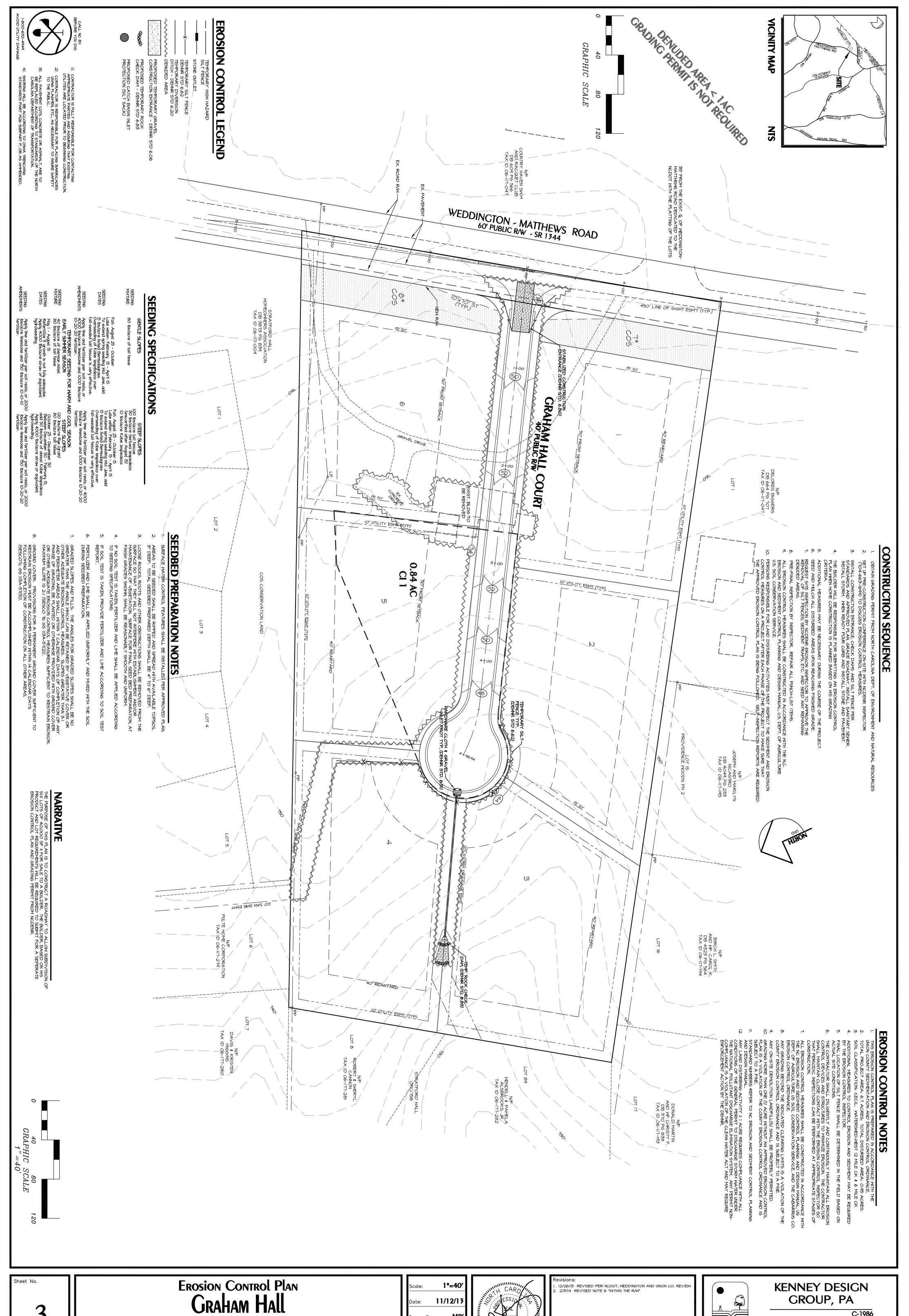






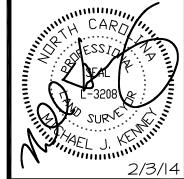
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1316 GREENWOOD CLIFF CHARLOTTE, NORTH CAROLINA 28204 PH: 704/377-6099 FAX: 704/377-6097 EMAIL: KENNEY@KENNEYDESIGN.COM



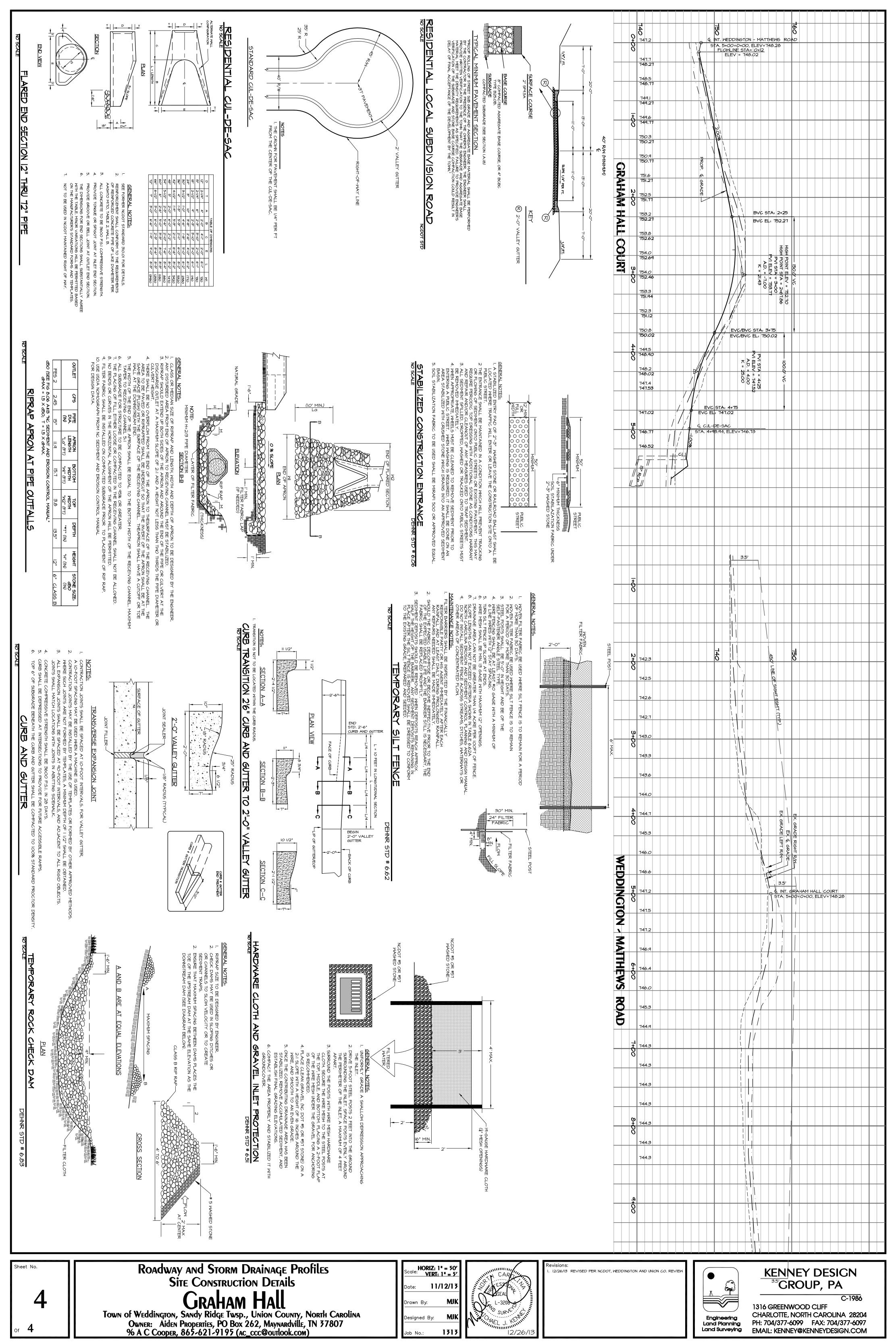
Town of Weddington, Sandy Ridge Twsp., Union County, North Carolina Owner: Aiden Properties, PO Box 262, Maynardville, TN 37807 % A C Cooper, 865-621-9195 (Ac\_ccc@outlook.com)

Designed By: 1313

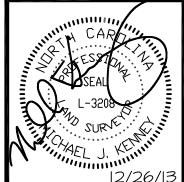




C-1986



MJK Designed By: 1313





CHARLOTTE, NORTH CAROLINA 28204 PH: 704/377-6099 FAX: 704/377-6097

EMAIL: KENNEY@KENNEYDESIGN.COM

# Graham Hall



This map is prepared for the inventory of real property found within Union County, NC and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. Union County and the mapping companies assume no legal responsibilities for the information contained on this map.

À

Grid based on the North Carolina State Plane Coordinate System All dimensions in feet

| TOWN OF WE<br>NON-OPERA         | EDDINGTON<br>TING EXPENDITURES  | FY2014                 | FY2015                         | FY2015                         |
|---------------------------------|---|------------------------|--------------------------------|--------------------------------|
|                                 |   | @ 5.2 cents            | @ 5.2 cents                    | @ 6.0 cents                    |
|                                 | g Revenues Over Expenditures  |                        | 857,650.00                     | 1,024,900.00                   |
|                                 | recurring revenues  |                        | 40.000.00                      | 40.000.00                      |
| Zoning & Perr<br>Subdivision Fe |   |                        | 10,000.00<br>25,000.00         | 10,000.00<br>25,000.00         |
| Adjusted Reve                   | enues Over Expenditures   |                        | 892,650.00                     | 1,059,900.00                   |
| Proposed non                    | operating expenditures to be funded   |                        |                                |                                |
| PVFD                            |   | 573,825.00             | 573,825.00                     | 573,825.00                     |
|                                 | Requested increase<br>Building upgrades   | 80,000.00              | 56,788.00                      | 56,788.00<br>6,000.00          |
| WCVFD                           | Audit fees  | 6,000.00<br>124,800.00 | 6,000.00<br>124,800.00         | 124,800.00                     |
| Stallings VFD                   | Requested increase for additional territory   | 48,000.00              | 8,000.00<br>48,000.00          | 8,000.00<br>48,000.00          |
| Police                          | Decrease for territory transfer to WCVFD?  Estimated increase in contract price (4%)    | 7,000.00               | 9,000.00                       | 9,000.00                       |
| Folice                          | Adjustment for Wesley Chapel satellite station  | 7,000.00               | 9,000.00                       | 9,000.00                       |
| Public Safety                   | Radar sign<br>CERT training materials<br>Other  | 3,500.00               | 3,500.00<br>1,500.00<br>500.00 | 3,500.00<br>1,500.00<br>500.00 |
| Attorney<br>Outside agency      | Litigation<br>Urban forester  | 25,000.00<br>3,600.00  | 30,000.00<br>3,750.00          | 30,000.00<br>3,750.00          |
| Parks &                         | Easter Egg Hunt   | 500.00                 | 500.00                         | 500.00                         |
| Rec                             | Festival upfront money<br>Festival net<br>Historic committee                            | 8,600.00<br>1,400.00   | 3,500.00<br>1,500.00<br>500.00 | 3,500.00<br>1,500.00<br>500.00 |
|                                 | Tree lighting Litter sweeps   | 6,240.00<br>250.00     | 6,310.00<br>250.00             | 6,310.00<br>250.00             |
|                                 | Meet and Greet local groups   | 260.00                 | 230.00                         | 230.00                         |
| Office supplies                 | Ipad covers and keyboards<br>Vacuum cleaner   | 400.00<br>300.00       |                                |                                |
|                                 | Council chairs loads  | 6,300.00<br>5,000.00   |                                |                                |
|                                 | pads<br>Desk for Kim<br>Plotter   | 1,200.00<br>9,000.00   |                                |                                |
|                                 | Copier  | 9,000.00               | 10,000.00                      | 10,000.00                      |
| Grounds<br>maintenance          | Medians landscaping   | 11,000.00              | 10,000.00                      | 15,000.00                      |
| Train to Tarroo                 | Winter maintenance & mulching (every other year) Roundabout lighting/landscaping        | 9,625.00               | 1,955.00                       | 1,955.00<br>5,000.00           |
|                                 | Town Hall landscaping   | 1,475.00               |                                | 3,000.00                       |
| Building<br>Maintenance         | Flooring/carpet   | 23,000.00              |                                |                                |
| war north and                   | Interior painting Garage lighting   | 5,000.00               |                                |                                |
|                                 | Renovation of garage for deputies office  |                        |                                | 5,000.00                       |
| Equipment<br>Maintenance        | CSI upgrade to ServicePlus<br>Website monthly maintenance (offset by telephone savings) | 4,000.00               |                                |                                |
| Gifts/Awards                    | lpads to outgoing councilmembers  | 3,000.00               |                                |                                |
| Technology                      | New laptop  |                        | 1,200.00                       | 1,200.00                       |
|                                 | Telephone system<br>Website design  |                        | 1,000.00<br>8,000.00           | 1,000.00<br>8,000.00           |
|                                 | Streaming of council meetings   |                        |                                |                                |
| Transportation                  | Roundabout irrigation   | 9,000.00               |                                |                                |
|                                 | Historian<br>Code Enforcement   |                        | 11,000.00                      | 2,500.00<br>11,000.00          |
| Salary adj                      | COLA/Merit/Bonus/Taxes/Benefits - 3%  | 14,650.00              | 4,605.00                       | 4,605.00                       |
|                                 | Council increases One-time funding of state unemployment reserve                        | 4,200.00<br>2,360.00   |                                |                                |
| Contingency                     | Fund Balance Reimbursement  |                        |                                | 93,000.00                      |
| Total cost of n                 | on-operating expenditures   | 998,485.00             | 925,983.00                     | 1,036,483.00                   |
| NET REVENU                      | JES OVER (UNDER) EXPENDITURES   |                        | (\$33,333.00)                  | \$23,417.00                    |
| FIIND BALAN                     | ICE ASSIGNMENTS   |                        |                                |                                |
| Library                         | TO ASSIGNMENTS  | \$250,000              |                                |                                |
| Rea Road En<br>Capital Projec   | gineering<br>ets  | \$200,000              |                                |                                |
| Fire Service<br>Town Hall       |   | \$100,000<br>\$15,000  | \$200,000<br>\$30,000          | \$200,000<br>\$30,000          |
| Town Hall                       |   | \$3,000                | \$6,000                        | \$6,000                        |
| EXPENDITUR                      | RE TO TAX RATE ANALYSIS   |                        |                                |                                |
| Admin/Plann                     | Total Expenditure Tax Rate Equivalent ing & Zoning/Other 776,920.00 3.83                |                        |                                |                                |
| Public Safety<br>Fire           |   |                        |                                |                                |
| Police                          | 249,000.00 1.23   |                        |                                |                                |
| TOTAL EXPE                      | NDITURES 1,843,333.00   |                        |                                |                                |

# APPLICATION FOR SUBMITTAL OF SUBDIVISION PRELIMINARY PLAT

| NAME OF I                           | PROPOSED SUBDI      | IVISION: Bard Property  |
|-------------------------------------|---------------------|---|
|                                     |                     |   |
| LOCATION                            | OF SUBDIVISION      | N: 5809 Hemby Road, Weddington, located on the south side   |
| of the road be                      | etween Bromley Driv | ve and Hunter Lane  |
| PARCEL ID                           | 061-47-0            | 004、061-47-004B、061-23-127A   |
| ZONING DI                           | STRICT_RCD - C      | Conventional  |
| TOTAL AC                            | REAGE 21.56 ±       | (Net)   |
| NUMBER O                            | F LOTS 15 Resid     | ential Lots / 21 Total Lots (Including Buffer & COS Lots)   |
|                                     |                     |   |
| DEVELOPE                            | D.                  |   |
|                                     |                     | NOVATED PROPERTIES, LLC   |
| ADDRESS:_                           | P.O. BOX 35586      |   |
|                                     | CHARLOTTE, NO       | C 28235   |
| OWNER (if                           | different from abov | ve) Same As Above   |
|                                     |                     |   |
|                                     |                     |   |
| PHONE:                              | 704-877-8288        | Jim Katsoudas   |
| FEE PAID:_                          | (By Owner)          | <b>DATE:</b> 01/21/14   |
| subdivided hadevelopment Checklist. | in the Town of Wo   | D PROPERTIES, LLC as developer(s) of the property to be Town's Zoning and Subdivision Ordinances as they pertain to eddington. I (we) have received a copy of the Subdivision |
| Zoning Admi                         | nistrator /         | Developer   |

The Town shall be reimbursed by the subdivider for all costs associated with the Town's engineering and/or consulting services with respect to the review of the sketch plan prior to sketch plan approval.

The subdivider shall submit to the Subdivision Administrator 9 (nine) copies of the sketch plan for review. The Subdivision Administrator shall review the plan within 30 days of submittal.

# TOWN OF WEDDINGTON

## **MEMORANDUM**

**TO:** Bill Deter, Mayor

Town Council

**CC:** Amy McCollum, Town Clerk

**FROM:** Jordan Cook, Zoning Administrator/Planner

**DATE:** March 10, 2014

SUBJECT: Bard Property Conventional Subdivision Preliminary Plat

Carolina Renovated Properties, LLC submits a subdivision preliminary plat application for a 15 lot Conventional Subdivision on 22.06 acres located on Hemby Road.

## **Application Information:**

Subdivision Name: Bard Property Date of Application: January 21, 2014

Applicant/Owner/Developer Name: Carolina Renovated Properties, LLC

Parcel ID#: 06-147-004 (7.06 acres), 06-147-004B (11.23 acres) and 06-123-127A (3.78 acres) Property Location: Hemby Road, between Weddington Woods subdivision and the Bromley

subdivision

Existing Zoning: RCD Proposed Zoning: RCD

Existing Land Use: Residential Conservation

Existing Use: Vacant Land

Proposed Use: Single Family Residential Subdivision

Parcel Size: 22.06 acres

## **Project Information:**

The Bard Property Subdivision is a proposed 15 lot subdivision on 22.06 acres comprised of three parcels. The subdivision is located on and accessed by Hemby Road and is being developed by Carolina Renovated Properties, LLC as a conventional subdivision.

A conventional subdivision is permitted by right in the RCD zoning district per the *Weddington Zoning Ordinance*. A conventional subdivision requires a minimum of 40,000 square foot lots with a minimum of 10% open space.

# **Background Information:**

- Public Involvement Meetings were held on Tuesday, February 18, 2014 on-site from 12:00pm-2:00pm and Monday, February 24, 2014 at Town Hall from 4:30-6:30pm. Questions and comments from the meetings are in your packet.
- The Zoning Administrator approved the Sketch Plan on December 9, 2014.

## **Preliminary Plat Information:**

- The minimum lot size is 40,000 square feet. The smallest lot proposed is lot 2 at 40,220 square feet.
- The applicant is required 10% or 2.16 acres of open space after dedicating .50 acres of right-of-way to NCDOT. The applicant has provided 19.53% or 4.21 acres of open space.
- The open space is listed as "lots" 18-21 on the site plan.
- The applicant has also provided a 50 foot required thoroughfare buffer along Hemby Road. This buffer is not included in the open space calculations.

### **RCD Minimum Yard Regulations:**

- Front Yard Setback—50 feet
- Rear Yard Setback—40 feet
- Side Yard Setbacks—15 feet
- Lot Width—120 feet as measured at the front yard setback
- Applicant has met all required setbacks per the Weddington Zoning Ordinance.

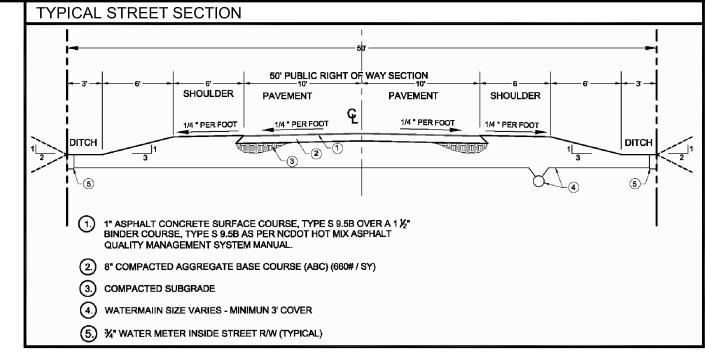
## **Additional Information:**

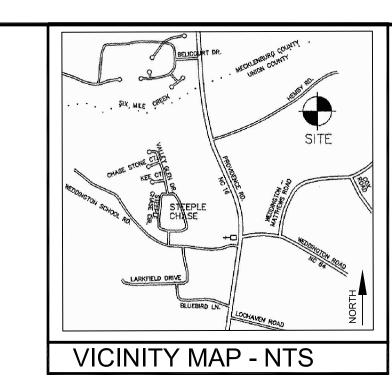
- The Sketch Plan has been approved by the Zoning Administrator. The Preliminary Plat will now be reviewed by both the Planning Board and Town Council. Following approval of the Preliminary Plat, the applicant will have two years to apply for the Final Plat. The Final Plat can be submitted in multiple phases.
- The Bard Property is to be served by Union County Public Water and Sewer.
- The North Carolina Department of Environment and Natural Resources (NCDENR) is reviewing the erosion and sedimentation control plans.
- There is an existing stream and wetlands towards the rear of the site. The applicant has provided a 100 foot stream buffer and has also stated that the wetlands will remain. The pond at the rear of the site will not remain.
- The applicant shows two new fire hydrants along the main road.
- The applicant will dedicate 25 feet of right-of-way along Hemby Road in accordance with the LARTP and MUMPO Thoroughfare Plan. There will also be a 50 foot thoroughfare buffer along Hemby Road in accordance with the *Weddington Subdivision* and *Zoning Ordinances*.
- At their February 24<sup>th</sup> meeting, the Planning Board gave this project a unanimous favorable recommendation and added condition number six.

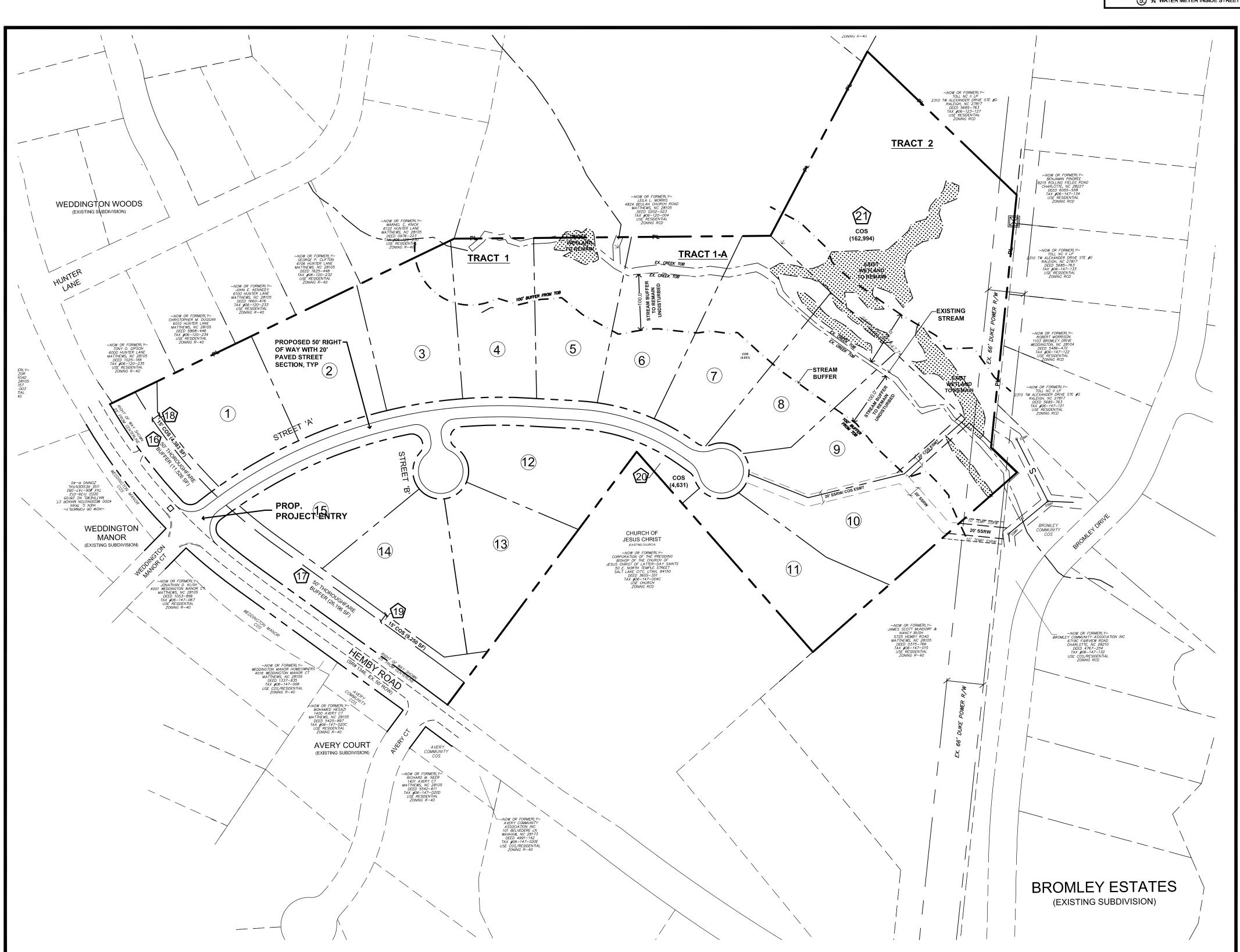
# The Bard Property Conventional Subdivision Preliminary Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following conditions:

- 1. Development subject to review and approval/permitting of construction documents, driveways permit(s), etc. by NCDOT;
- 2. Development subject to review and approval of construction documents by Town's Engineering Consultant, US Infrastructure;
- 3. Development subject to review and approval/permitting of construction documents by Union County Public Works;
- 4. Road names to be approved by Union County E911;
- 5. Plans for subdivision entry monument to be approved by the Planning Board;
- 6. Construction of a golf course style swale at the rear of Lots 1 and 2.

| <b>PROPE</b> | RTY O               | WNERS                               |                 |                     |                               |  |  |
|--------------|---------------------|-------------------------------------|-----------------|---------------------|-------------------------------|--|--|
| PARCEL ID    | DEED BOOK &<br>PAGE | OWNER NAME                          | PARCEL ADDRESS  | LAND<br>DESCRIPTION | ZONING                        | MAILING ADDRESS                              | CONTACT INFORMATION<br>EMAIL / PHONE         |
| 06-147-004   | 5996 / 034          | CAROLINAS RENOVATED PROPERTIES, LLC | 5809 HEMBY ROAD | Residential         | (R-CD) WEDDINGTON-RESIDENTIAL | 6915 SARDIS GREEN CT,<br>CHARLOTTE, NC 28270 | CAROLINASRENOVATED@GMAIL.COM<br>704-877-8288 |
| 06-147-004B  | 5996 / 034          | CAROLINAS RENOVATED PROPERTIES, LLC | 5809 HEMBY ROAD | Residential         | (R-CD) WEDDINGTON-RESIDENTIAL | 6915 SARDIS GREEN CT,<br>CHARLOTTE, NC 28270 | CAROLINASRENOVATED@GMAIL.COM<br>704-877-8288 |
| 06-123-127A  | 5996 / 034          | CAROLINAS RENOVATED PROPERTIES, LLC | 5809 HEMBY ROAD | Residential         | (R-CD) WEDDINGTON-RESIDENTIAL | 6915 SARDIS GREEN CT,<br>CHARLOTTE, NC 28270 | CAROLINASRENOVATED@GMAIL.COM<br>704-877-8288 |







**DEVELOPER:** CAROLINAS RENOVATED PROPERTIES, LLC MR. JIM KATSOUDAS JIMKATSOUDAS@GMAIL.COM CAROLINAS RENOVATED PROPERTIES, LLC P.O. BOX 35586 CHARLOTTE, NC 28235 CAROLINASRENOVATED@GMAIL.COM PHONE: 704-877-8288 **DESIGN COMPANY:** PREPARED BY: DPR ASSOCIATES MR. HY NGUYEN, PE HNGYEN@DPRASSOCIATES.NET 420 HAWTHORNE LANE CHARLOTTE, NC 28204 PHONE: 704-332-1204 FAX:704-332-1210 LAND SURVEYOR: PREPARED BY: CAROLINA SURVEYORS, INC MR. THOMAS WHITE, NC PLS TEW@CAROLINASI.COM ADDRESS: P.O. BOX 267 PINEVILLE, NC 28134-0267 PHONE: 704-889-7614

# PHASING AND CONSTRUCTION SCHEDULE

**ANTICIPATED CONSTRUCTION PHASING** PHASE1 / SINGLE PHASE TO COMPLETE CONSTRUCTION

ANTICIPATED CONSTRUCTION DURATION START MARCH 2014 - ENDS SEPTEMBER 2014

1) BOUNDARY AND ABOVE GROUND PHYSICAL SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED BY **CAROLINA SURVEYORS, INC** (704-889-7601) DATED 11/7/2013.

2) IN PREPARATION OF THE SURVEY MAP CAROLINA SURVEYORS HAD EXAMINED THE FLOOD INSURANCE RATE MAP FOR UNION COUNTY NORTH CAROLINA, <u>COMMUNITY PANEL NUMBER 3710447700K</u>, <u>DATED MARCH 2</u>, 2009 AND CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

3) THE FINAL SUBDIVISION PLANS / PRELIMINARY PLAT FOR THE PROPOSED RESIDENTIAL SUBDIVISION WILL COMPLY WITH THE TOWN OF WEDDINGTON ZONING ORDINANCE, ARTICLE XIII, 'FLOOD DAMAGE PROTECTION, DRAINAGE, STORMWATER MANAGEMENT AND WETLAND PROTECTION AS DESCRIBED IN THE CURRENT ZONING ORDINANCE AS OF DECEMBER 2013.

4) THE PROPOSED SEWER UTILITY DESIGN FOR LOTS #1-I5 ARE INTENDED TO TIE INTO THE COUNTY'S PUBLIC SEWER SYSTEM WITHOUT THE USE OF PRIVATE SEPTIC SYSTEMS, PRELIMINARY SEWER/WATER PLANS HAVE BEEN SUBMITTED AND APPROVED BY

5) THE PROPOSED WATER UTILITY DESIGN IS INTENDED TO TIE INTO THE COUNTY'S PUBLIC WATER SYSTEM, THERE IS PUBLIC WATER AVAILABLE WITHIN HEMBY ROAD R.O.W. AND THE WATER SUPPLY IS WITHIN 1 MILE OF THE SITE.

# SITE DATA SUMMARY

# LOCATION:

TOWN OF WEDDINGTON, UNION COUNTY NORTH CAROLINA, SANDY RIDGE TOWNSHIP

# PARCELS ID NUMBERS:

061-47-004 (UNION COUNTY) 061-47-004B (UNION COUNTY)

061-23-127A (UNION COUNTY)

+/- 0.50 AC

RIGHT OF WAY AREA:

**SITE SUMMARY:** TOTAL SITE AREA: \_\_\_ +/- 22.06 AC

NET SITE AREA: \_\_\_\_ \_ +/- 21.56 AC (MINUS THE EXISTING PARCEL AREA WITHIN HEMBY ROAD R.O.W.)

**LOT SUMMARY:** PROPOSED RESIDENTIAL LOTS: \_\_\_\_\_\_ 15 LOTS

LOTS #1 - #15 (40,000 SF MIN PER LOT) PROPOSED BUFFER LOTS: LOTS #16 - #17 (37,726 SF / 0.86 AC)

(NON-RESIDENTIAL / NON-BUILDABLE LOTS ) PROPOSED COS LOTS: -— 4 LOTS LOTS #18 - #21 (183,802 SF / 4.21 AC) (NON-RESIDENTIAL / NON-BUILDABLE LOTS )

TOTAL NUMBER OF LOTS CREATED: 21 LOTS

# **USE SUMMARY:**

**EXISTING USE:** \_ RESIDENTIAL PROPOSED USE: \_\_\_\_\_ RESIDENTIAL

EXISTING ZONING: \_\_\_\_\_ RCD (CONVENTIONAL) PROPOSED ZONING: \_\_\_\_\_ RCD (CONVENTIONAL)

REQUIRED COMMON OPEN SPACE: 10% OF SITE

 $(10\% \times 21.56 = 2.16 AC.)$ 

# PROVIDED COMMON OPEN SPACE: 4.21 AC. (19.53%

(MEASURED AT SETBACK)

# LOT STANDARDS

MIN. LOT AREA: \_\_\_\_\_ 40,000 SF MIN. LOT WIDTH: \_\_\_\_\_ 120 FT

FRONT SETBACK: \_\_\_\_ 50 FT MIN. (MEASURED FROM R/W)

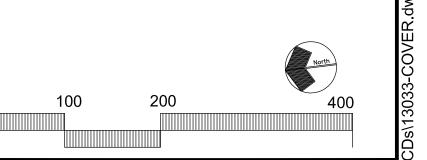
SIDEYARD: CORNER YARD: \_\_\_\_\_ 25 FT.

REARYARD: — 40 FT.

# SHEET SCHEDULE:

SITE DETAILS.

| OVER PLAN                                | L-1 |
|--|-----|
| XISTING CONDITION & SITE DEMOLITION PLAN | L-2 |
| SITE PLAN                                | L-3 |
| GRADING AND DRAINAGE PLAN                | L-4 |
| ROSION CONTROL PLAN - INITIAL PHASE      | L-5 |
| ROSION CONTROL PLAN - FINAL PHASE        | L-6 |
| ANDSCAPE PLAN                            | L-7 |
| ROAD PROFILES AND SITE DETAILS           | L-8 |
|  |     |

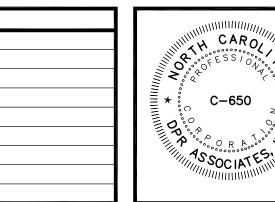


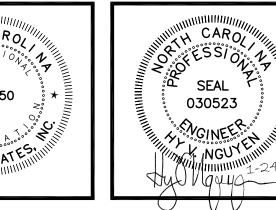
Drawn By Checked By HVN/RGC 01 / 24 / 2014 Project Number 13033

No. Date

By

Description







landscape architecture civil engineering planning

**DPR Associates, Inc.** ■ 420 Hawthorne Lane ■ Charlotte, NC 28204 phone 704. 332. 1204 • fax 704. 332. 1210 • www.dprassociates.net

# **COVER PLAN**

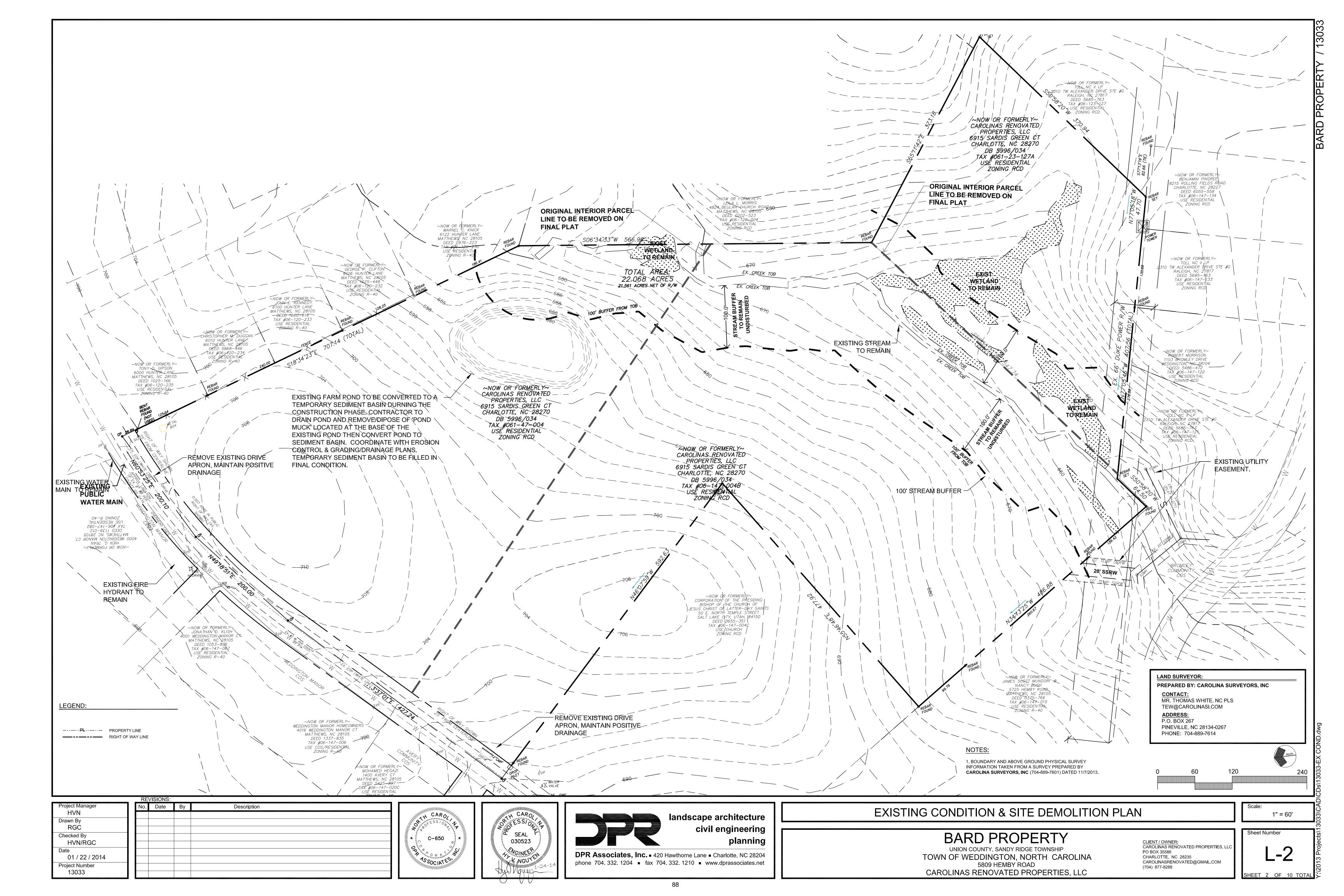
CAROLINAS RENOVATED PROPERTIES, LLC

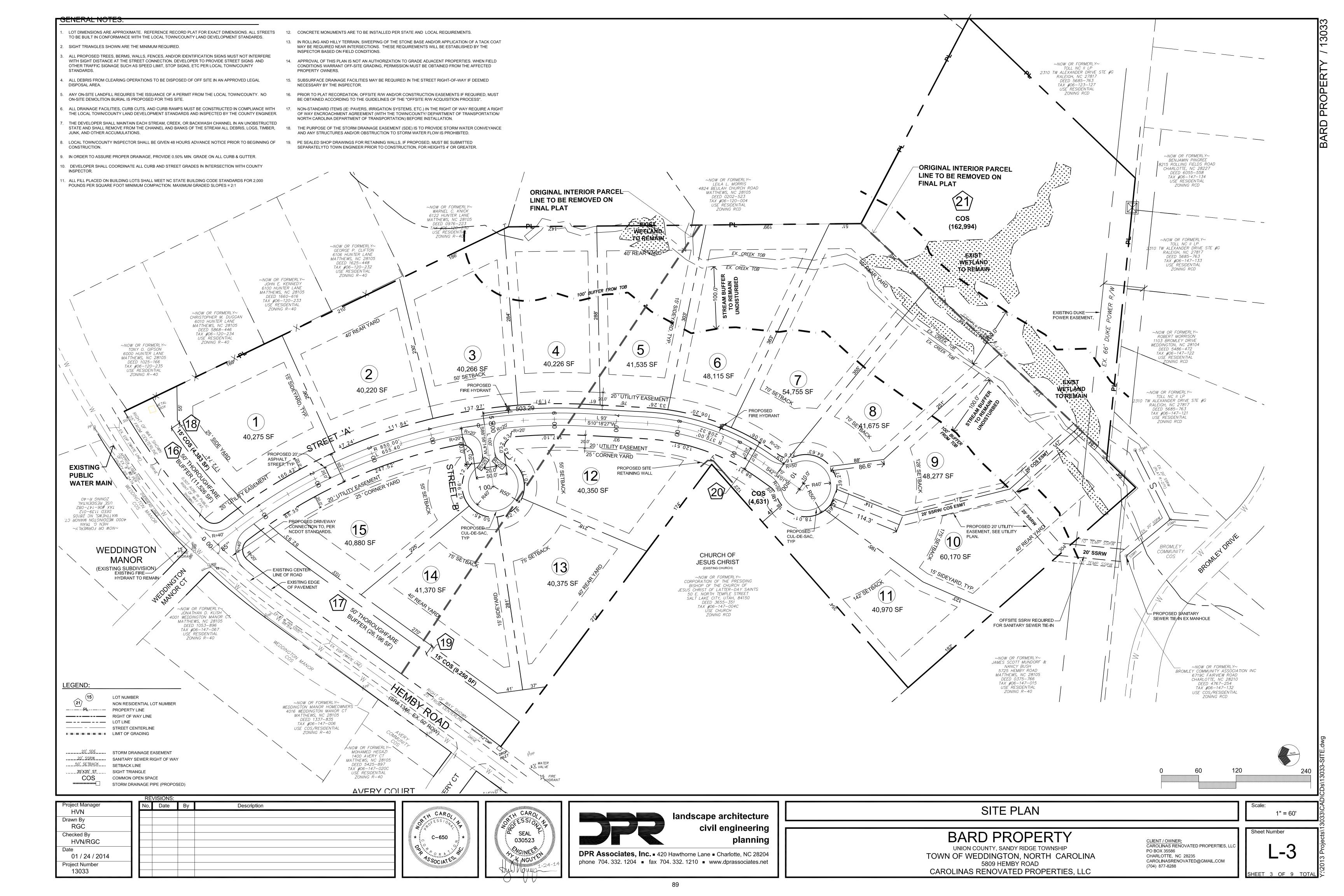
BARD PROPERTY TOWN OF WEDDINGTON, NORTH CAROLINA 5809 HEMBY ROAD

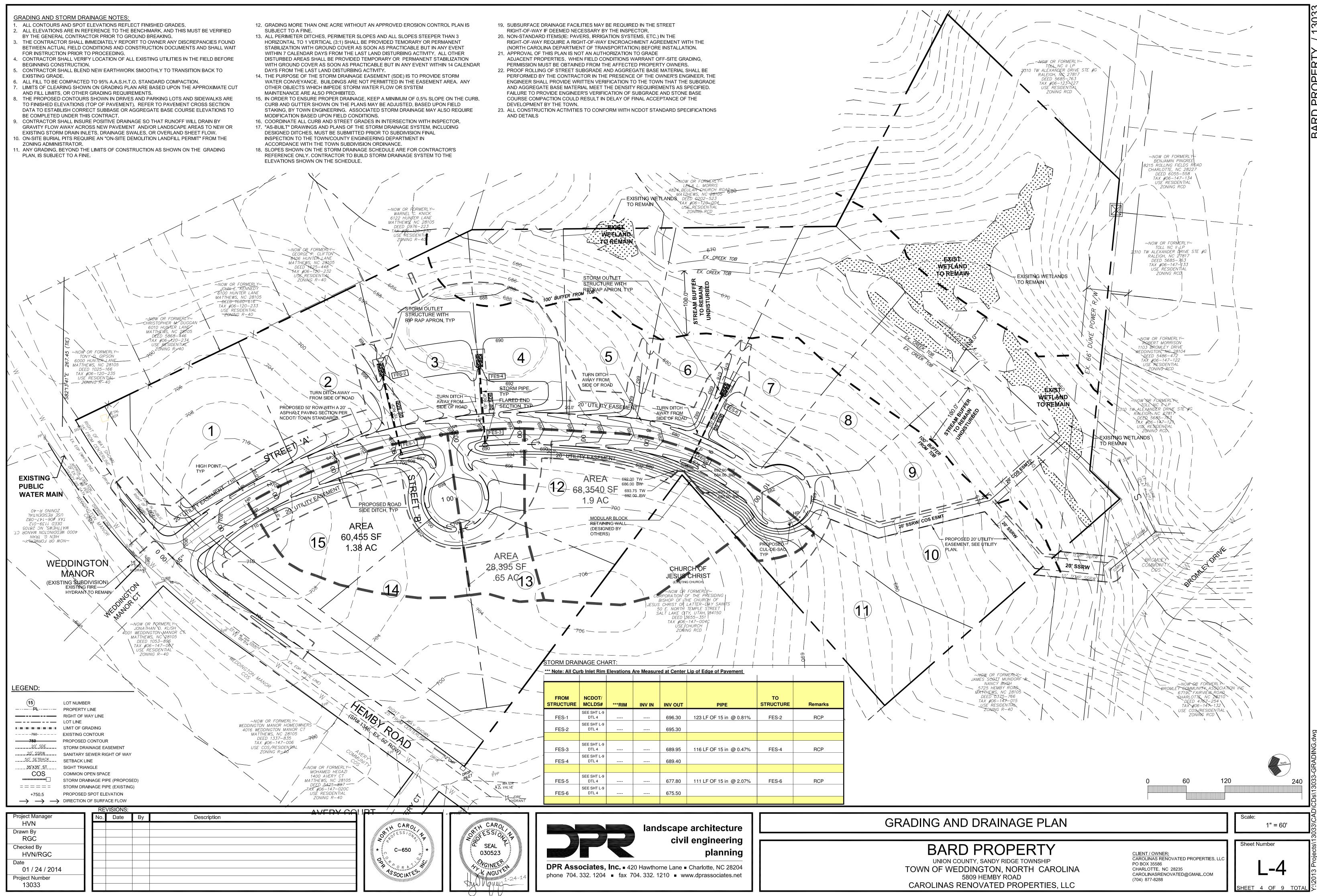
CLIENT / OWNER: CAROLINAS RENOVATED PROPERTIES, L PO BOX 35586 CHARLOTTE, NC 28235 CAROLINASRENOVATED@GMAIL.COM (704) 877-8288

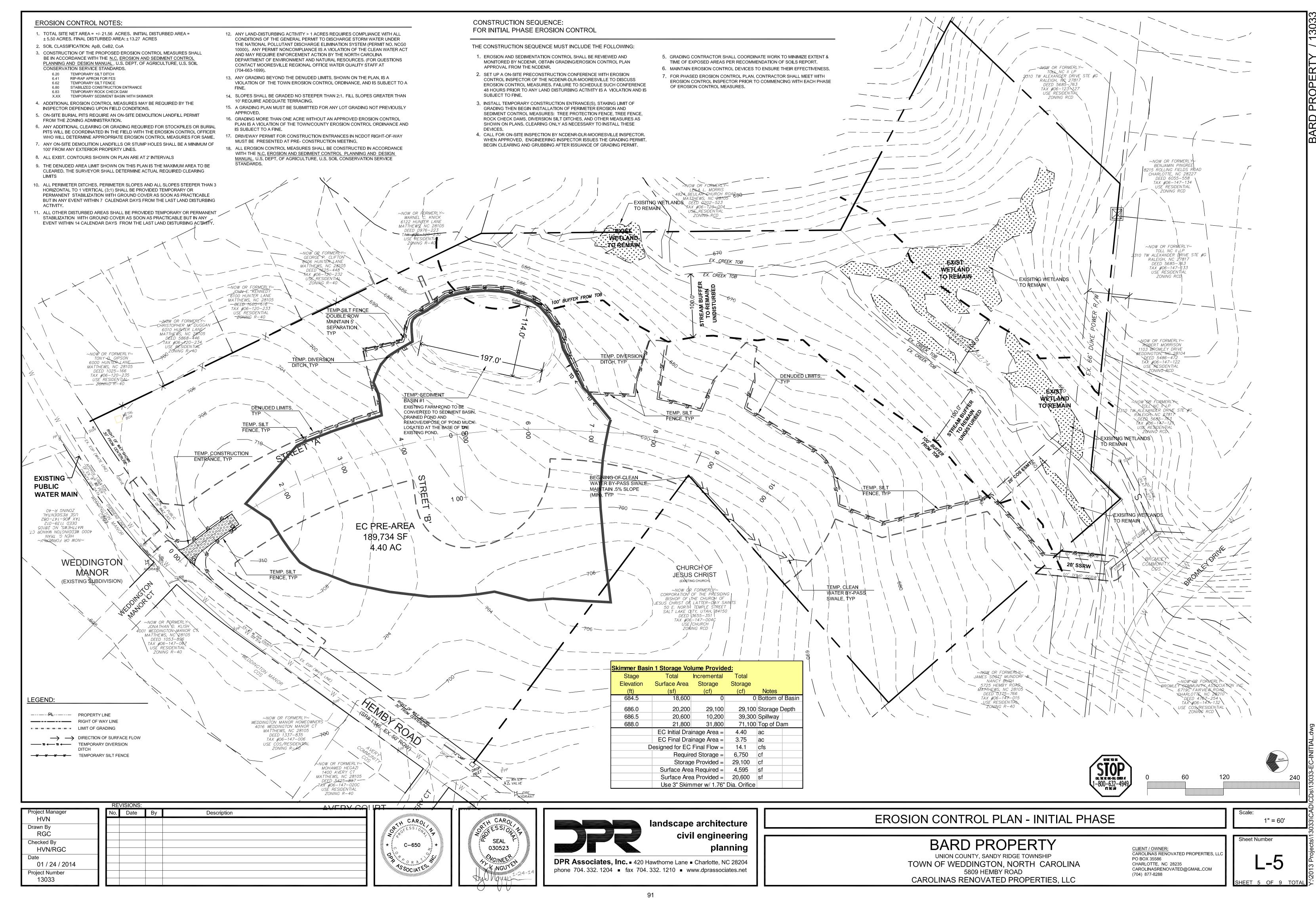
Sheet Number SHEET 1 OF 9 TOTA

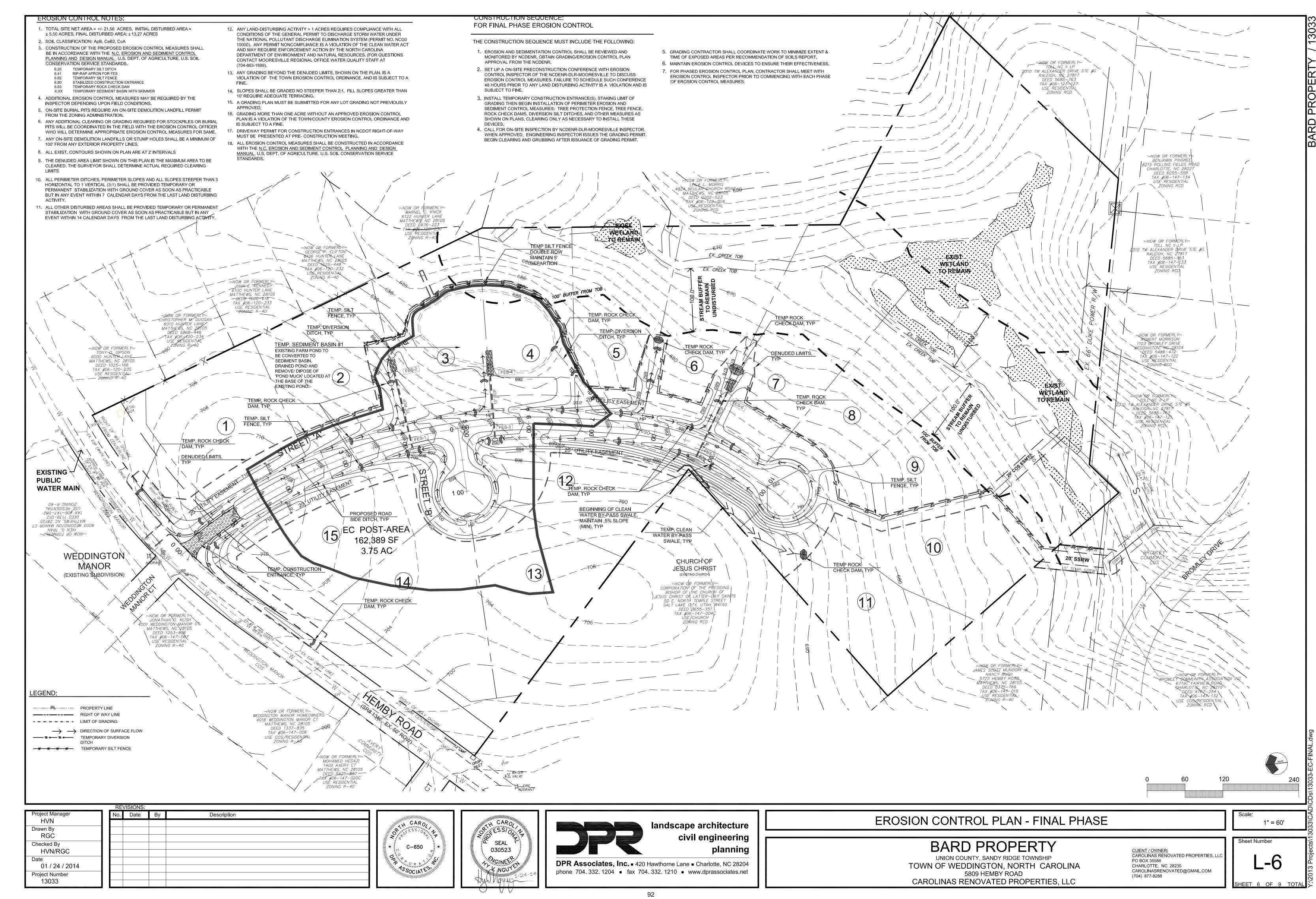
1" = 100'

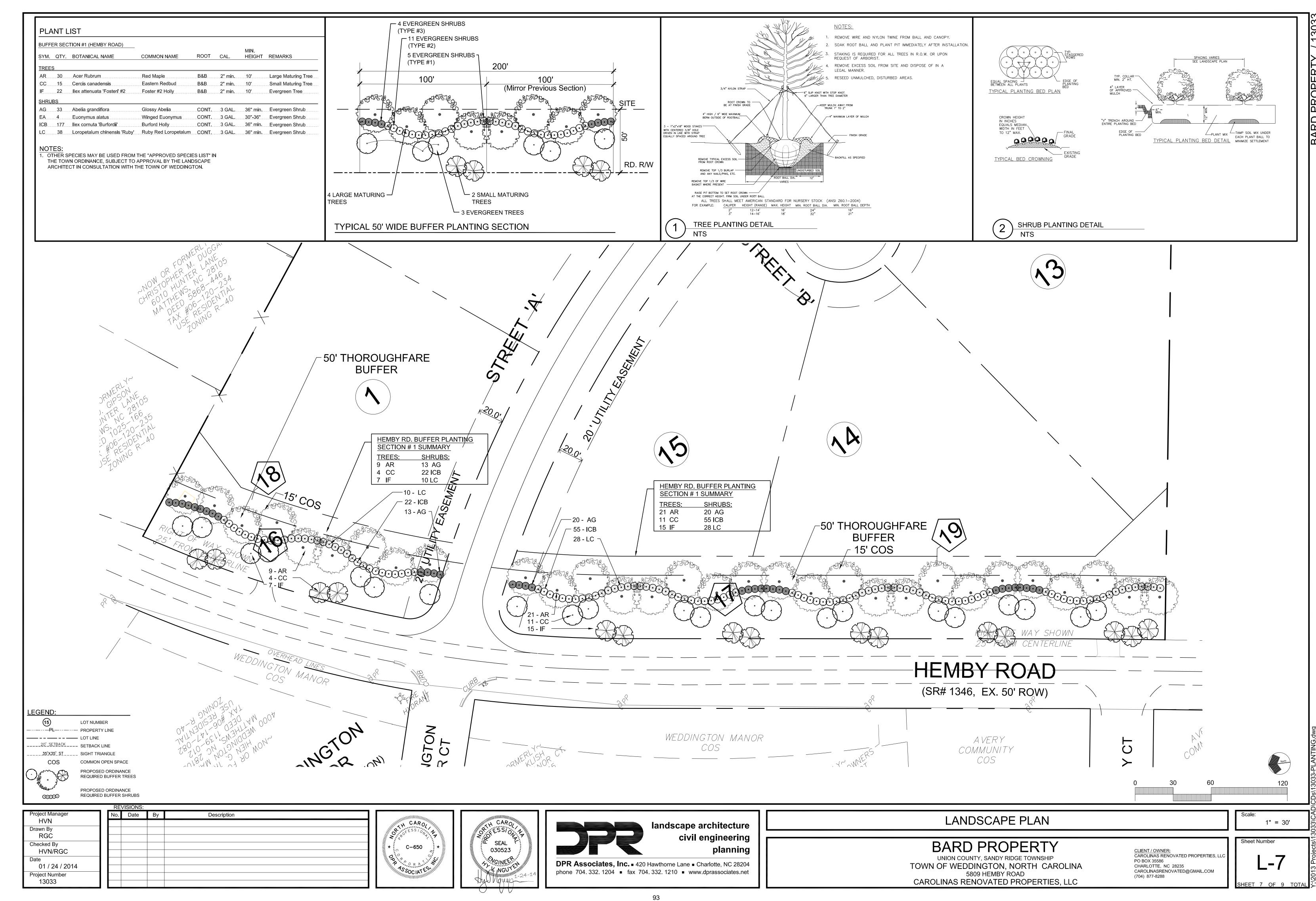


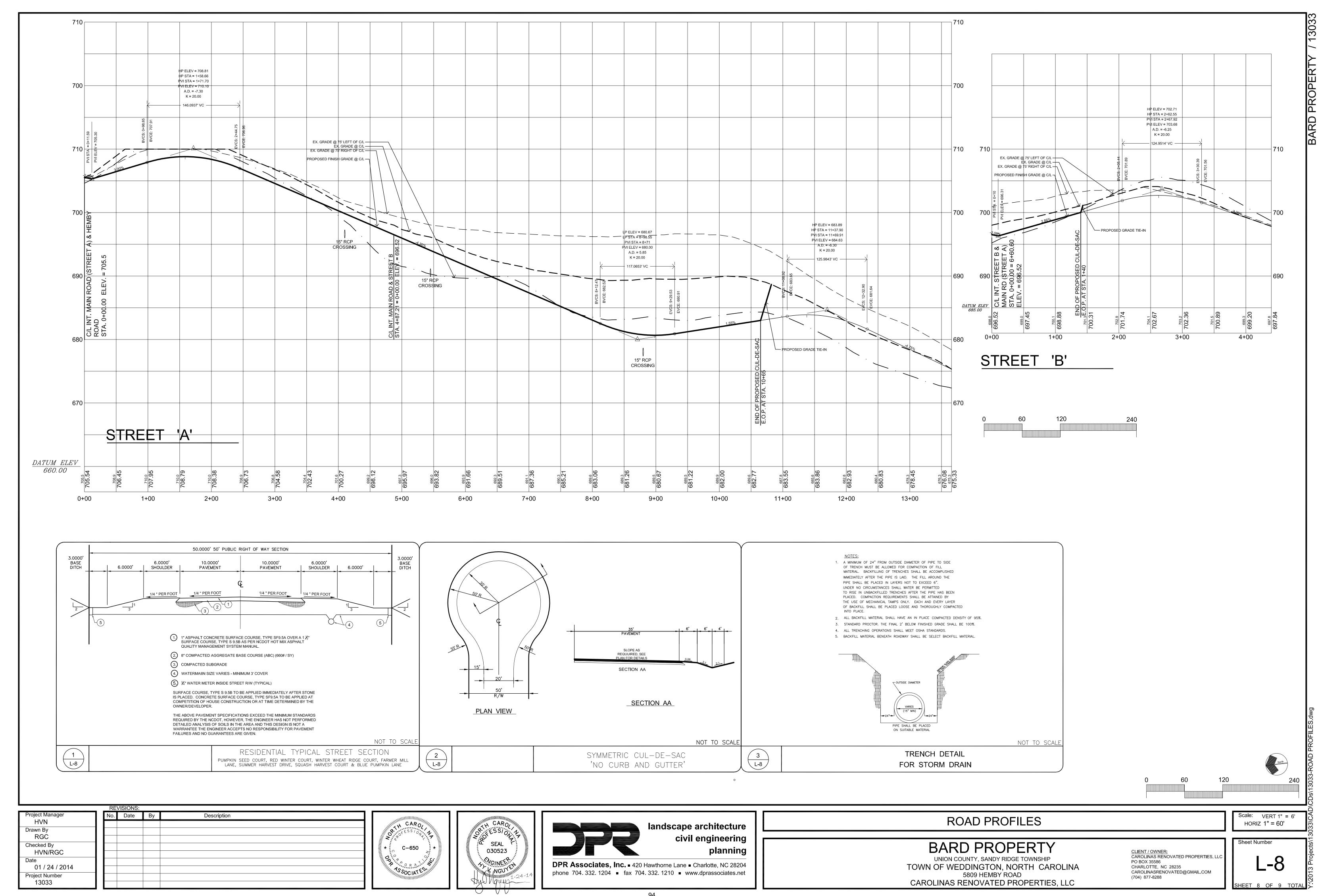


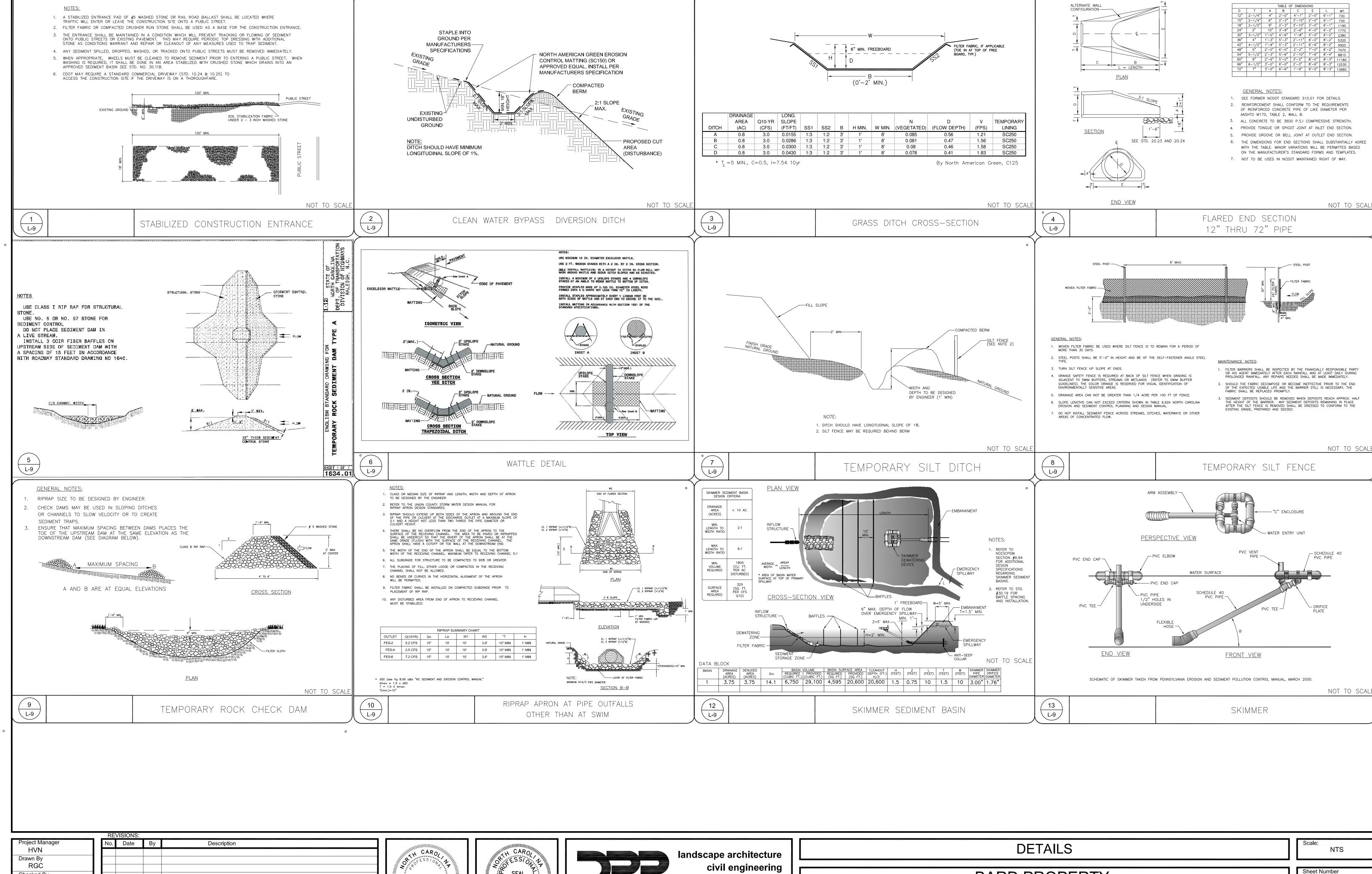


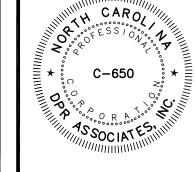
















BARD PROPERTY

UNION COUNTY, SANDY RIDGE TOWNSHIP

TOWN OF WEDDINGTON, NORTH CAROLINA

5809 HEMBY ROAD

CAROLINAS RENOVATED PROPERTIES, LLC

CLIENT / OWNER:
CAROLINAS RENOVATED PROPERTIES, LL
PO BOX 35586
CHARLOTTE, NC 28235
CAROLINASRENOVATED@GMAIL.COM
(704) 877-8288

L-9
SHEET 9 OF 9 TOTAL

# **Bard Property**



This map is prepared for the inventory of real property found within Union County, NC and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. Union County and the mapping companies assume no legal responsibilities for the information contained on this map.

Grid based on the North Carolina State Plane Coordinate System All dimensions in feet

# **Bard Property PIM Questions and Concerns:**

- 1. Will there be turn lanes on Hemby Road?
- 2. Will Hemby Road be widened?
- 3. How will the drainage be handled?
- 4. Will there be lights and sidewalks in the subdivision?
- 5. Where will the open space be located in the subdivision?
- 6. Who will maintain the roads, open space and subdivision entrance?
- 7. What will the price point and house sizes be?

# PROVIDENCE VOLUNTEER FIRE DEPARTMENT REAL PROPERTY PURCHASE COSTS TO DATE

| Total Costs Paid for Back Building Renovations |                |    | 206,429.41 * |
|--|----------------|----|--------------|
| Providence's Costs for the Front Building      | g as of 2/7/14 |    |              |
| Edison Foard                                   | \$ 469,641.60  |    |              |
| Garner & Brown                                 | \$ 12,578.57   |    |              |
| <b>Ground Technical Services</b>               | \$ 2,299.50    |    |              |
| Total Front Building                           | \$ 484,519.67  | \$ | 484,519.67   |
| Total Both Renovations as of 2/7/14            |                | \$ | 690,949.08   |
| Maximum Amount to be Paid                      |                | \$ | 1,000,000.00 |

<sup>\*</sup> The Town has paid Providence for all of these expenses

#### LEASE AGREEMENT

THIS LEASE AGREEMENT (this "Lease") is made as of the \_\_\_\_\_ day of March, 2014 (the "Effective Date"), by and between the TOWN OF WEDDINGTON, a North Carolina municipal corporation ("Landlord"), and the PROVIDENCE VOLUNTEER FIRE DEPARTMENT, a duly organized rural fire department ("Tenant").

#### WITNESSETH:

**WHEREAS,** pursuant to an Interlocal Agreement dated December \_\_\_, 2013, Landlord acquired and owns real property located at Hemby Road in Union County, North Carolina; and

**WHEREAS,** following the Closing under the Interlocal Agreement, Landlord will lease to Tenant, and Tenant will lease from Landlord, the Premises (defined below) as provided in this Lease.

**NOW, THEREFORE,** for valuable consideration, the receipt and sufficiency of which the parties hereby acknowledge, Landlord and Tenant agree as follows:

- 1. <u>Leased Premises</u>. Pursuant to the terms of this Lease, Landlord leases to Tenant that certain lot, tract or parcel of improved real estate, with all improvements thereon, situate, lying and being in the Town of Weddington, County of Union, State of North Carolina, containing approximately 1.259 acres ("Land"), and more particularly described on <u>Exhibit A</u> attached hereto, together with all improvements ("Improvements") constructed on the Land (including a (i) 8,329 square foot volunteer fire station building located thereon, and (ii) 1,500 square foot metal building located in the rear of the Land) (collectively, the "Building") (the Land and the Improvements (including the Building) are collectively referred to as the "Premises").
- **2.** <u>Term.</u> The term of this Lease shall commence on March \_\_\_, 2014, and shall continue thereafter annually for a one (1) year term, which term shall automatically renew at the end of each twelve month period, unless and provided the Landlord provides Tenant with written notice of intent not to renew and such notice is given at least 120 days prior to the end of the then existing term. The term also may be modified by consent of the parties or by earlier termination pursuant to the terms of this lease.

#### 3. Rent.

- (a) <u>Base Rent</u>. Commencing on the Commencement Date, Tenant shall pay annual Base Rent of One Dollar (\$1.00) per year on or before the execution of the Lease. Base Rent, Additional Rent and all other sums of money due from Tenant hereunder shall be collectively referred to hereinafter as "Rent". Additional Rent shall be due five (5) days after demand unless provided otherwise herein.
- (b) <u>Additional Charges</u>. Any sums payable to Landlord under this Lease (other than Base Rent) are referred to in this Lease as "**Additional Charges**" and shall be due and payable in full, without setoff, thirty (30) days after demand unless otherwise

provided in this Lease. Base Rent and any Additional Charges are collectively referred to in this Lease as "**Rent**." Additional Charges include charges arising from Tenant's failure to perform its maintenance, repair and replacement obligations under Section 9, the Impositions under Section 12, and Tenant's failure to maintain the insurance coverages required by Section 14.

- (c) <u>Payment</u>. Checks shall be made payable to Landlord and mailed or delivered to the address set forth in Section 25 below. If Landlord accepts any Rent after it is due and payable, then that acceptance shall not constitute a waiver of any of Landlord's rights under this Lease.
- 4. <u>Condition; Acceptance of Possession</u>. Landlord has not made any representations or warranties as to (a) the condition of the Premises; (b) the compliance of the Premises with any federal, state or local law, statute, regulation, rule, ordinance, code, order, injunction or other governmental requirements, including, but not limited to, those related to zoning, subdivision and construction (collectively, "Laws"); or (c) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PREMISES. Tenant accepts the Premises "AS IS" and "WHERE IS". Tenant agrees that, by leasing the Premises and taking possession of the Premises, Tenant has examined the Premises and has approved all matters concerning the Premises which Tenant deems material to Tenant's leasing and use of the Premises.
- **5.** Ownership; Quiet Enjoyment. Landlord covenants that (i) Landlord is the owner of fee simple title to the Premises, subject to all conditions, covenants, restrictions, easements and other matters of record, any matters that would appear on a current and accurate survey of the Premises, the Access/Utility Easement and all Laws; and (ii) Tenant, on paying the Rent and performing its obligations hereunder, shall peaceably and quietly enjoy the Premises for the Term subject to the terms of this Lease, without disturbance from anyone claiming through Landlord.
- **6.** <u>Tenant's Improvements</u>. Tenant's Work shall be constructed by Tenant, at Tenant's sole cost and expense, in accordance with the terms and provisions of <u>Exhibit B</u> attached hereto.
- 7. <u>Use</u>. The Premises shall be used by Tenant for its exclusive use and operation as a volunteer fire department. The Premises shall house firefighters providing first suppression and first responder emergency medical services. The Premises also may be used for those services incidental to the operation of a fire station, including, but not limited to: firefighter training, fire vehicle and apparatus maintenance, equipment storage and maintenance and occasional fundraising. ("**Permitted Use**"). Any other use of the Premises shall require the prior written consent of Landlord, which may be withheld in the sole and absolute discretion of Landlord.

Tenant and Landlord agree that the Training Room on the Premises may serve as an occasional meeting place for the public and for Landlord. Such room shall be available to Landlord without charge and Landlord's use of the Training Room shall be unlimited, provided that such uses do not conflict with the Tenant's planned uses. Notwithstanding the above, the

Landlord shall have a right to no less than four (4) events/uses during any calendar year regardless of conflict with Tenant's planned use. In these situations, Landlord shall reserve the Training Room by providing Tenant with a minimum of ten (10) days written notice of its intended use. The Landlord's use shall be restricted to the following hours: \_\_\_\_\_\_. Tenant may deny the Landlord's use only where Landlord fails to provide Tenant with the notice required under this section. Landlord shall be responsible for incidental charges arising from Landlord's use.

Tenant also may make the Training Room available to the public for civic and community functions, provided that such use does not interfere with the firefighting and emergency services operations of the Tenant. Tenant may charge reasonable rental fees for such use. Where the Premises are rented pursuant to this section, Tenant shall require and obtain insurance coverage at the limits and coverages provided in Section 14 of this Lease. Tenant also shall require and obtain indemnification and hold harmless agreements indemnifying the Landlord and holding Landlord harmless from any and all liability arising from such use. Tenant shall maintain a current log of all rentals, fundraising activities and uses occurring on the Premises. The log shall be provided to the Town on a quarterly basis and shall contain a listing of all rental charges and fees collected during the quarter.

- 8. Risk of Loss. Tenant shall use the Premises at Tenant's own risk. Landlord shall not be liable to Tenant or to any of Tenant's employees, volunteers, agents, licensees or invitees or to any other person or entity for any loss, injury or damage to property or person occasioned by theft, force majeure or any other cause (other than gross negligence or willful misconduct arising directly from the acts or omissions of Landlord). All property placed on, in or about the Premises by, at the direction of, or with the consent of Tenant or any of Tenant's employees, agents, licensees or invitees shall be at the risk of Tenant or the owner thereof, and Landlord shall not be liable for any loss of or damage to that property resulting from any cause (other than gross negligence or willful misconduct arising directly from the acts or omissions of Landlord).
- 9. Maintenance and Repair. Landlord and Tenant recognize that recent renovations were made to the Premises and that Landlord shall have no obligation to maintain, repair or replace, or to make any improvements or alterations to, the Premises during the Term. Tenant shall, at Tenant's sole cost and expense, maintain, repair and replace in good order and condition all components of the Premises, including, but not limited to, the parking lot, driveways, walkways, lighting, landscaping, water and sewer and other utility lines and drainage facilities. Tenant shall perform all of Tenant's maintenance, repair and replacement obligations under this Section 9 in a good and workmanlike manner and in compliance with all Laws. If Tenant fails to perform its obligations under this Section 9, then Landlord may (but shall have no obligation to) enter the Premises and perform such obligations on Tenant's behalf, and Tenant shall, within fifteen (15) days after notice from Landlord or by the end of the Term (whichever comes first), reimburse Landlord for any such expenses incurred by Landlord.
- 10. <u>Alterations and Improvements by Tenant</u>. Without Landlord's prior written consent, Tenant shall not make any interior or exterior alterations, additions or improvements to any portion of the Premises that would materially change the exterior appearance of the Building (any change in the color of more than twenty percent (20%) of the exterior of the

Building or any change in materials on more than twenty percent (20%) of the exterior of the Building shall be deemed a material change) or that would cost in excess of \$15,000.00 per occurrence (a series of related changes shall be deemed a single occurrence); except that if Tenant demonstrates a substantial need for additional truck bays to serve the applicable service area, then Landlord shall not unreasonably withhold Landlord's consent to the additional truck bays; . Subject to the terms of this Section 10, Tenant shall have the right to make, without Landlord's prior written consent, interior alterations to the Premises. Upon any request by Tenant to make any exterior alterations, additions or improvements, Landlord reserves the right to require Tenant to submit to Landlord plans and specifications for Landlord's review and approval and to otherwise condition such consent on such terms and conditions as Landlord shall determine in Landlord's sole discretion. If Tenant performs any alterations, additions or improvements as permitted by this Section 10, then Tenant shall, at Tenant's sole cost and expense: (i) promptly and with due diligence perform such alterations, additions and improvements in a good and workmanlike manner and with contractors approved in advance and in writing by Landlord; (ii) obtain all necessary permits, approvals and certificates necessary for the commencement and completion of such alterations, additions and improvements; (iii) perform such alterations, additions and improvements in compliance with all Laws; and (iv) furnish Landlord with full and final waivers of liens and contractors' affidavits and statements, in such form as may be required by Landlord, from all parties performing labor or supplying materials or services in connection with the alterations, additions and improvements showing that all of those parties have been compensated in full and waiving all liens in connection with the alterations, additions and improvements.

- **11.** Ownership of Improvements. During the Term, the Improvements, fixtures and personalty on the Premises from time to time shall belong to Tenant. At the expiration or sooner termination of the Term, the Improvements and fixtures shall become the sole property of Landlord, except that all personal property of Tenant shall belong to Tenant.
- 12. <u>Impositions</u>. Tenant shall pay each Imposition prior to the applicable due date for such Imposition. Within ten (10) business days after written request from Landlord, Tenant shall provide written evidence to Landlord confirming payment of all Impositions. "Imposition" means all ad valorem taxes, general or special assessments, sewer charges or other governmental or quasi-governmental taxes, assessments or charges, insurance premiums for any liability insurance maintained by Landlord with respect to the Premises and all utility charges, connection fees, tap fees and impact fees which, at any time during the Term, are imposed on the Premises. Impositions shall be prorated on a calendar year basis for any partial calendar year coinciding with the first or last years of the Term. If Landlord receives invoices or statements for any Imposition, then Landlord shall forward those invoices or statements to Tenant for payment. Tenant may not contest the payment of any Imposition against the party imposing the Imposition without the prior written approval of Landlord.
- **13.** <u>Compliance with Governmental Requirements</u>. Tenant, throughout the Term and at its expense, shall comply with all Laws.
- **14.** <u>Insurance</u>. At all times during the Term, Tenant shall, at Tenant's expense, keep in force the following policies of insurance:

- (a) Commercial general liability insurance covering death, bodily injury and property damage, with a contractual liability endorsement and with coverage limits of not less than One Million and 00/100 Dollars (\$1,000,000.00) per occurrence. Such policy shall insure Tenant's performance of the indemnity provisions of this Lease, but the amount of such insurance shall not limit Tenant's liability nor relieve Tenant of any of Tenant's obligations under this Lease.
- (b) Workers' compensation insurance in the amount required by the State of North Carolina.
- (c) Special extended coverage property insurance (ISO Causes of Loss-Special Form) covering the Premises and all Improvements located on the Premises (including the Building), in an amount not less than one hundred percent (100%) of the full replacement cost thereof.
- (d) Umbrella liability coverage in an amount equal to at least Four Million and no/100 Dollars (\$4,000,000.00) in excess of the liability coverage set forth in (a) above.

All insurance policies provided for in this Section 14 shall: (i) provide that such insurance shall be primary with respect to any policies carried by Tenant and that any coverage by Landlord shall be excess insurance; (ii) be issued by financially sound insurance companies authorized and licensed to do business in the State where the Premises is located and approved by Landlord; (iii) contain annual deductibles not to exceed \$10,000.00; (iv) contain a waiver of subrogation endorsement acceptable to Landlord; (v) provide that such insurance shall not be canceled or the coverage reduced without thirty (30) days prior written notice to Landlord and Landlord's designees; and (vi) be otherwise in a form acceptable to Landlord in Landlord's reasonable discretion. Tenant's general liability insurance and umbrella liability insurance shall name Landlord and Landlord's designees as "additional insureds." Landlord may, no more often than once every five (5) years during the Term, increase the limits of such general liability insurance and umbrella liability insurance required to be maintained under this Lease provided that such increases in coverage are available at commercially reasonable rates and the increased coverage amounts are similar to the coverage amounts maintained by other operators of facilities similar to the facilities to be operated on the Premises by Tenant. No later than the Effective Date, Tenant shall provide to Landlord proof of coverage and certificates of all insurance required of Tenant under this Lease. Tenant shall provide to Landlord, at least thirty (30) days prior to the expiration of any policy, certificates of insurance to evidence any renewal or additional insurance procured by Tenant. All certificates of insurance delivered to Landlord shall contain an agreement by the company issuing said policy to give Landlord and Landlord's designees thirty (30) days' prior written notice of any cancellation, reduction or other adverse change with respect to the insurance. If Tenant fails to procure, or fails to maintain in full force and effect continuously during the Term, any of the insurance required under this Lease, then Landlord shall have the immediate right to obtain the insurance and Tenant shall reimburse Landlord upon demand for all costs and expenses of obtaining the insurance.

**15.** <u>Mutual Release</u>. Landlord and Tenant each waive on behalf of any insurer providing insurance to such party, any right of subrogation which the insurer might otherwise

acquire against the other party or its representatives by virtue of losses to Landlord or Tenant. Notwithstanding anything in this Lease to the contrary, each party also waives any claim which arises in its favor against the other party during the Term for any loss of or damage to the waiving party's property, located on, or constituting a part of, the Premises, which loss or damage is caused by a peril covered and paid for by insurance of the party incurring the loss or, if greater, to the extent of the recovery under any insurance policy covering the party incurring the loss. Inasmuch as the mutual waivers in this paragraph will preclude the assignment of any claim by way of subrogation (or otherwise) to an insurance company (or any other party), each party immediately shall give to each insurance company which has issued to that party policies of property insurance, written notice of the terms of the mutual waivers of claims and of subrogation and have the insurance policies properly endorsed, if necessary, to prevent the invalidation of the insurance coverages by reason of those waivers.

16. <u>Indemnification</u>. Tenant shall indemnify, defend (with counsel acceptable to Landlord) and hold Landlord and Landlord's members, managers, officers, agents, employees and representatives harmless from and against any and all claims, suits, demands, actions, fines, damages, liabilities, costs and expenses (including reasonable attorneys' fees and court costs) (collectively, "Liabilities") arising out of or in connection with (a) any failure by Tenant to fully and promptly perform any of Tenant's obligations under this Lease, or (b) any injury to persons (including death) or damage to property occurring on the Premises if caused or occasioned wholly or in part by any act or omission of Tenant or any of Tenant's agents, contractors, employees, invitees, licensees or representatives. Tenant shall give Landlord immediate notice of any occurrence on the Premises causing injury to any person (including death) that requires medical attention beyond common first aid or loss of time from employment or damage to property in excess of \$1,000.00. The terms of this Section 17 shall survive the expiration or earlier termination of this Lease.

# **17.** <u>Tenant's Representations and Warranties</u>. Tenant represents and warrants to Landlord as follows:

Tenant has the lawful right, power and authority to lease the Premises in accordance with this Lease; all municipal action has been taken by Tenant to authorize the execution and delivery of this Lease and performance of its obligations under this Lease.

#### 18. Hazardous Materials.

Throughout the Term, Tenant and Tenant's agents, contractors, employees, invitees, licensees and representatives shall not cause, permit or allow any substances, chemicals, materials or pollutants (whether solid, liquid or gaseous) deemed to be toxic or hazardous or the manufacture, handling, use, storage, transport or disposal of which is regulated, governed, restricted or prohibited by any federal, state or local agency or authority, or under any federal, state or local law, statute, ordinance, rule, regulation, order or common law related to the protection of the environment, health or safety (collectively, "Environmental Laws"), including, without limitation, any oil, gasoline, petroleum, petroleum by-products, polychlorinated biphenyls, radon, hazardous substances, toxic substances, hazardous waste, asbestos or asbestos-containing materials (collectively, "Hazardous Materials"), to be handled, placed, stored, dumped, released, manufactured, used, transported or located on, in, under or about the Premises;

provided, however, Tenant shall be permitted to use and otherwise handle on the Premises any Hazardous Materials as are ordinarily and typically used and handled as part of the Permitted Use (including without limitation aboveground storage tanks for the storage of fuel, provided that appropriate monitoring and secondary containment measures are established and maintained), so long as such Hazardous Materials are used and handled in accordance with all Environmental Laws and in compliance with all required permits. Upon the expiration or earlier termination of this Lease, Tenant shall, at Tenant's sole cost and expense, remove all Hazardous Materials from the Premises.

Tenant shall give Landlord immediate written notice of any spill, discharge, threatened discharge or discovery of any Hazardous Materials on or about the Premises or claim thereof. If such spill, discharge, threatened discharge or discovery was caused directly or indirectly, in whole or in part, by the acts of omissions of Tenant or any of Tenant's agents, contractors, employees, invitees, licensees or representatives, then such notice shall include a description of measures proposed to be taken by Tenant to contain and/or remediate the release of such Hazardous Materials and any resultant damage to or impact on property, persons and/or the environment (which term includes, without limitation, air, soil, surface water or groundwater). Upon Landlord's approval and at Tenant's own cost and expense, Tenant shall promptly take all steps necessary to clean up and remediate any release of such Hazardous Materials, notify all required governmental authorities, comply with all Environmental Laws and otherwise report and/or coordinate with Landlord and all appropriate governmental agencies.

Tenant shall indemnify, release, defend (with counsel acceptable to Landlord) and hold Landlord and Landlord's members, managers, officers, agents, employees and representatives harmless from and against all Liabilities incurred by Landlord or Landlord's members, managers, officers, agents, employees and representatives, as a result of the presence, disturbance, discharge, release, removal or cleanup of any Hazardous Materials on, in, upon or about the Premises or other property if caused directly or indirectly, in whole or in part, by the acts or omissions of Tenant or Tenant's agents, contractors, employees, invitees, licensees or representatives. The terms of this Section 18 shall survive the expiration or earlier termination of this Lease.

- **19. Damage**. If, at any time during the Term, the Premises are damaged by fire, the elements or other casualty, then Tenant shall immediately notify Landlord. Within thirty (30) days after the occurrence of the damage, Tenant shall elect by written notice to Landlord, to either: (a) repair the damage to the Premises such that the Premises shall be returned to substantially the same condition of the Premises as existed prior to the damage; or (b) terminate this Lease. If Tenant elects to repair the damage to the Premises, then Tenant shall complete such repair work within three hundred sixty-five (365) days after the occurrence of the damage. If Tenant elects to terminate this Lease, then (i) this Lease shall terminate on the thirtieth (30<sup>th</sup>) day after Landlord's receipt of such notice; (ii) Tenant shall, by that thirtieth (30<sup>th</sup>) day, raze the Building and remove all debris from the Premises and otherwise return the Premises to a condition acceptable to Landlord; and (iii) Tenant shall promptly pay to Landlord all insurance proceeds paid (or payable) with respect to the Premises (which obligation shall survive the termination of this Lease) less that portion of the proceeds necessary to pay for the razing of the Building and the removal of debris therefrom.
  - 20. Events of Default and Remedies. If (a) Tenant fails to pay any installment of

Rent for ten (10) business days after receipt of written notice of that failure from Landlord, (b) Tenant merges or otherwise conveys, transfers, assigns or relinquishes more than fifty-one percent (51%) ownership or interest of Tenant to a third party or (c) Tenant fails to comply with any provision of this Lease (other than the payment of Rent), including, but not limited to, failure to maintain the premises in good order, and does not cure that failure within thirty (30) days after written notice from Landlord (but if the nature of the failure is that it cannot, in the exercise of reasonable diligence, be cured within that thirty (30) day period, then Tenant shall not be in default if it commences performance within that thirty (30) day period and diligently proceeds to cure the default within a reasonable time), then Tenant shall be in default under this Lease and Landlord may, in addition to all other remedies at law or in equity: (i) terminate this Lease and Tenant's right to possession; (ii) with or without terminating the Lease, terminate Tenant's right to possession, and re-enter and relet the Premises; or (iii) without terminating the Lease or Tenant's possession, keep this Lease in effect and collect Rent as it becomes due and payable under this Lease for the remainder of the Term.

## 21. <u>Condemnation</u>.

- (a) If all or any part of the Premises are Taken such that the Premises cannot be used for the Permitted Use, then this Lease shall automatically terminate thirty (30) days after the Taking Date. Tenant waives all rights in any Award arising from a Taking. Tenant shall promptly execute any instruments necessary for Landlord to receive an Award.
  - (b) As used in this Lease:
    - (i) "Award" means the award of proceeds of any condemnation.
- (ii) "**Taking**" or "**Taken**" means the taking of all or any portion of the Premises resulting from exercise of eminent domain or condemnation or purchase under threat of or in lieu of eminent domain or condemnation.
- (iii) "Taking Date" means the first date on which the condemning authority has the right to possession of the Premises which have been Taken.
- **22.** <u>Liens</u>. Tenant shall indemnify and defend Landlord from all actions, liabilities and expenses (including reasonable attorneys' fees and court costs) resulting from liens for labor or material furnished to the Premises for Tenant.
- **23.** <u>Utilities</u>. During the Term, Tenant shall arrange and pay for all utility services furnished to the Premises. Landlord shall not be responsible for the interruption of any utility services, nor shall any interruption relieve Tenant of its obligations under this Lease.
- **24.** <u>Landlord's Right of Entry</u>. Landlord and Landlord's authorized agents shall have the right, without any liability to Tenant, to enter the Premises at all reasonable times (and at any time in the event of an emergency).
- 25. <u>Notices</u>. Any notices or other communications to the parties contemplated by this Lease shall be in writing and effective upon receipt. If a notice is delivered by (i) pre-paid

personal delivery, (ii) pre-paid messenger, pre-paid express or air courier or similar courier, or (iii) United States first class certified or registered mail, postage pre-paid, return receipt requested, addressed as provided below, then the notice shall be deemed received on the delivery date indicated by the United States Postal Service or courier service on the return receipt or on the date such delivery is refused or marked "undeliverable," or if the party is served personally, on the date of personal delivery. If a notice is delivered by fax, then the notice shall be deemed received on the date the fax sent, on condition that the sender receives and retains the "fax received" confirmation from the sender's facsimile machine and a copy of the notice is also sent the same day by any of the methods in clauses (i), (ii) or (iii) of the preceding sentence. Any party may from time to time designate a different address by giving notice in the manner provided above, and the new address shall be effective from and after the day that notice is received.

| Providence Volunteer Fire Department: |   |
|---------------------------------------|---|
|                                       | Attention:  |
|                                       | Facsimile:  |
| Town of Weddington:                   |   |
|                                       | Facsimile:  |
| with a copy to:                       | Parker Poe Adams & Bernstein LLP c/o Anthony A. Fox, Esq. 401 South Tryon Street, Suite 3000 Charlotte, North Carolina 28202 anthonyfox@parkerpoe.com Facsimile: 704-935-9565 |

- **26.** <u>Holding Over</u>. If Tenant remains in possession of the Premises after the expiration or earlier termination of this Lease, then Tenant's occupancy of the Premises shall be deemed to be at sufferance.
- **27. Short Form Lease**. The parties may execute and record a memorandum of this Lease in the Union County Register of Deeds. The memorandum shall include a description of the Premises, the Term and other provisions that either party may request (except rental payment terms) or as required by law, and shall incorporate by reference the other provisions of this Lease.
- **28.** <u>Successors and Assigns; Subletting and Assignment.</u> This Lease shall bind and benefit the parties' successors and assigns. Without the prior written consent of Landlord, Tenant may not sublet all or any part of the Premises or assign all or any part of Tenant's interest in this Lease.

- **29.** Relationship of Parties. The parties intend to create the relationship of Landlord and Tenant, and no other relationship. Unless expressly provided otherwise in this Lease, nothing shall be construed to make one party liable for any of the debts, liabilities or obligations of the other party.
  - **30.** Governing Law. This Lease shall be governed by North Carolina law.
- **31. Partial Invalidity**. If any provision of this Agreement shall be held invalid or unenforceable, then the validity and enforceability of the remaining provisions shall not be affected.
- **32.** <u>Waiver</u>. Failure by either party to complain of any action or non-action by the other party shall not be deemed a waiver by either party of any of its rights under this Lease. No waiver of any provisions of this Lease by either party shall be construed as a waiver of any other provisions of this Lease. A waiver of any provision of this Lease shall not be construed as a waiver at any subsequent time of the same provision.
- **33.** <u>Lease Construction</u>. There shall be no presumption applied in the construction of this Lease against the party that initially drafted the Lease.
- **34.** <u>Counterparts</u>. This Lease may be executed in several counterparts, each of which shall be deemed an original, and all counterparts shall constitute the same instrument.
- **35.** Entire Agreement. This Lease contains the entire agreement between Landlord and Tenant relating to the Premises, and there are no other agreements, oral or written, express or implied, between Landlord and Tenant with respect to the subject matter of this Lease.
- **36.** <u>Transfers by Landlord</u>. Landlord may sell or transfer its interest in the Premises and this Lease at any time. Upon any such transfer, Landlord shall be released from any obligations under this Lease (including liabilities accrued as of the date of the sale or transfer) and Tenant shall attorn to the transferee as Landlord.
- **37.** <u>Surrender of Premises</u>. At the expiration or earlier termination of this Lease, Tenant shall quit and surrender the Premises to Landlord in good condition, except for reasonable wear and tear and, subject to the terms of this Lease, condemnation and damage by fire, force majeure or other casualty.
- **38. Force Majeure**. If either party is delayed in performance of an obligation due to an act of God, labor dispute or other event beyond its reasonable control, and the delayed party gives the other party written notice of the event causing the delay within ten (10) days after the event occurs, then the time for performance shall be extended for the reasonable period of the delay.
- **39.** <u>Amendment</u>. This Lease may not be amended except by written instrument executed by Landlord and Tenant.

### [SIGNATURE PAGE FOLLOWS]

Landlord and Tenant have executed this Lease as of the Agreement Date.

### TOWN OF WEDDINGTON,

a North Carolina municipal corporation

| Ву:                       |  |
|---------------------------|--|
| Name:                     |  |
| Title:                    |  |
|                           |  |
|                           |  |
|                           |  |
|                           |  |
| PROVIDENCE VOLUNTEER FIRE |  |
| DEPARTMENT                |  |
|                           |  |
| DEPARTMENT                |  |
| DEPARTMENT  By:           |  |
| DEPARTMENT  By:           |  |
| DEPARTMENT                |  |

### EXHIBIT A

### **PROPERTY**

### EXHIBIT B

### **TENANT'S WORK**

## TOWN OF WEDDINGTON ESTIMATE FOR LANDSCAPING

#### **DELIVER AND INSTALL**

|                            |         | TOTAL | \$1475.00 |
|----------------------------|---------|-------|-----------|
| DELIVER AND SPREAD MULCH   | 8 YDS   |       | \$280.00  |
| SPRAY ROUNDUP AND EDGE B   | BED     |       | \$75.00   |
| 51 STELLA DE ORA DAYLILLIE | S 1 GAL |       | \$410.00  |
| 8 KNOCKOUT ROSES           | 3 GAL   |       | \$360.00  |
| 2 OCTOBER GLORY MAPLES     | 2"      |       | \$350.00  |

### TOWN OF WEDDINGTON

#### **MEMORANDUM**

**TO:** Mayor and Town Council

**FROM:** Amy S. McCollum, Town Administrator

**DATE:** March 6, 2014

**SUBJECT:** Office Equipment - Desk

As discussed at the retreat, we need to purchase a new desk for Kim. Following are the quotes for the type of desk she needs to match the rest of the furniture in her office:

#### Hon 94000 series Laminate Desk

Forms and Supply \$1,739 delivered and installed

Office Furniture to Go \$1,799 free shipping and no installation

Office Depot \$1,799 plus \$100 delivery fee and no installation

Staff recommends going with Forms and Supply for the purchase of the desk in the amount of \$1,739.00. Please let me know if you have any questions. Thank you.

Ş) 3 Unit Price | Est. Total | Est. Total | Final Total 420 2.-02.-2 MEASURE DATE Nagge REQUESTED INSTALLATION DATE CHECKLIST DISCUSSED TYES IN NO MANAGER'S APPROVAL TERMS OF SALE | SALESPERSON ORDER DATE COD BALANCE SUB-TOTAL DEPOSIT LABOR TOTAL ΤĀΧ THE BLIND MAN Phone: 704-888-2770 Fax: 704-888-3954 Fraker 3/2 Planlagen Shuth 668 Hwy. 24-27, West Midland, NC 28107 alapla Description of Materials and Areas to Cover Lifetime guarantee on all products with a service guarantee for 1 year. They want Phin Charias Min CUSTOMER ACCT. # / P.O. # Saff ian ADDRESS PORT TO IN CALP! 1924 Wedding Ph CITY (1) Edding the STATE ZIP HOME# WORK# 7-846-2709 JOB ADDRESS Customer Signature REMARKS / SPECIAL INSTRUCTIONS Est. Oty. Act. Oty. NVOICE SOLD TO 14



### DALE WORSHAM

Sales & Installations

Custom Shutters Wood Blinds Free Estimates www.louvershop.com

8418 Newton Ln. Charlotte, NC 28277 (704) 543-3100 louvercharlotte@bellsouth.net Local Representatives

· Chicago, IL Cincinnati, OH

· Cleveland, OH · Columbia, SC

· Columbus, OH • Dallas, TX Daytona, FL.

· Dothan, AL • Florence, SC

• Knoxville, TN · Chattanooga, TN · Frederick, MD • Ft. Lauderdale, FL Lexington, KYLouisville, KY • Ft. Walton, FL

· Macon, GA · Gainesville, FL • Greensboro, NC
• Greenville, SC
• Houston, TX
• Huntsville, AL
• Jackson, MS · Melbourne, FL

 Memphis, TN
 Mobile, AL · Myrtle Beach, SC · Rome, GA · Nashville, TN

 Jacksonville, FL · New Orleans, LA · Norfolk, VA Johnson City, TN

· Ocala, FL · Orlando, FL

· Panama FL

· Pensacola, FL

Raleigh, NC
 Richmond, VA

· San Antonio, TX

· St. Petersburg, FL

· Savannah, GA

· Tallahassee, FL Outer Banks, NC

Tampa, FL
 Tupelo, MS

Tuscaloosa, AL · Washington, DC

· Wilmington, NC · Winston-Salem, NC

| · • |
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|---|----------------------|--------------------------|---|
| ADDRESS 924 Weldinston Rd.  | SALES REP.           | WersHAM                  | 543-3100                                      |
| Wedding ton NC 28109  | SALES REP. #         | MYA Goodson              |   |
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|   |                      |                          | # 0   |
|   |                      |                          | 611   |
|   |                      |                          |   |
|   |                      |                          |   |
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| We propose to furnish material and labor in accor   | rdance with the abo  | ve specifications for th | 100,9   |
| Payment to be made as follows: 50% down to start order, not refundable after shutter VISA/Mastercard accepted for deposit only: | components are cut.  | DEPOSIT AMO              | UNT \$ 340 -<br>\$ 348 90                     |
| Balanced to be paid at installation. CVV Co<br>\$25 per window charge to remove any window treatm                               | ode:                 | PAYABLE BY C             | ASH OR CHECK ONLY                             |
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#### DALE WORSHAM Sales & Installations

Custom Shutters Wood Blinds Free Estimates www.louvershop.com

8418 Newton Ln. Charlotte, NC 28277 (704) 543-3100 louvercharlotte@bellsouth.net

Note - This proposal may be withdrawn by us in 14 days unless otherwise noted.

#### Local Representatives

Chattanooga, TN Chicago, It. Cincinnati, OH Cleveland, OH Columbia, SC

Columbia, SC
Columbus, OH
Dallas, TX
Daytona, FL
Detroit, MI
Dothan, AL
Florence, SC

Frederick, MO
Ft. Lauderdale, FL
Ft. Walton, FL
Gainesville, FL
Greensboro, NC
Greenville, SC
Houston, TX
Huntsville, AL
Jackson, MS
Jackson, MS
Jackson, MS
Jackson, IN, TN Foresentatives

Knoxville, TN

Coala, FL

Orlando, FL

Outer Banks, NC

Panama FL

Memphis, TN

Mobile, AL

Myrtle Beach, SC

Nashville, TN

New Orleans, LA

Nerolik, VA

Savannah, GA

St. Petersburg, FL

Tallahassee, FL
 Tampa, FL
 Tupelo, MS
 Tuscaloosa, AL

Washington, DC
Wilmington, NC
Winston-Salem, NC

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| The Loc              | e Limited Warranty: Lifetime Limi<br>over Shop shutters are designed and<br>the original purchaser owns the pr<br>ons, abusa, misuse or neglect, expo | built to prov                | ride you with                 | years of c                   | ustomer satisfacti                        | ion. Our (<br>r the folio                | products are covered for   | or defects in mater<br>ir and/or reolacem | ials and workmansh<br>ent will be at the so | ip under normal home :<br>le discretion of The Lou  | use and service for a                   |
| VI our l             | Louverwood (solid poly shutters) fin  | ishes are qua                | ranteed for                   | ten (10) yea                 | ars not to warp, co                       | rack, p <del>ee</del> l                  | l, or discolor. All louver   | movement and te                           | nsion are guarantee:                        | d for the life of the shut                          | ter.                                    |
| M our i              | Heritage (all wood shutters) finishes<br>Classic shutter finishes are guarant   | eed for three                | (3) years no                  | t to ward, c                 | rack, peel, or disc                       | color, Ali I                             | louver movement and I  | tension are guaran                        | teed for the life of th                     | ie shutter.   |   |
| All our :<br>Purchas | stain finishes (Classic or Heritage posers should contact us at toll free (E  | oducts) are (<br>00) 528-786 | guaranteed f<br>6 for assista | or two (2) y<br>ince in obta | rears not to fade o<br>rining warranty se | or discolor<br>ervice or fi              | <ul> <li>All louver movement<br/>urther explanation of or</li> </ul> | and tension are go<br>or warranty.        | usranteed for the life                      | e or the shutter.                                   |   |
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### TOWN OF WEDDINGTON

#### **MEMORANDUM**

**TO:** Mayor and Town Council

**FROM:** Amy S. McCollum, Town Administrator

**DATE:** May 6, 2014

SUBJECT: <u>Hiring of Town Planner/Zoning Administrator</u>

Please approve the hiring of Julian Burton as the Town Planner/Zoning Administrator at a salary of \$52,713 including the Town's benefits package for a full-time employee. Mr. Burton will begin work on Wednesday, March 19.

Jordan Cook will remain at 20 hours a week through the week of April 14 to assist with training, etc.

### TOWN OF WEDDINGTON

#### **MEMORANDUM**

**TO:** Weddington Town Council

**FROM:** Amy S. McCollum, Town Administrator

**DATE:** March 5, 2013

SUBJECT: <u>Deer Urban Archery Season Renewal</u>

We have received a renewal form from the North Carolina Wildlife Resources Commission asking if the Town is planning to participate in the 2014 Deer Urban Archery Season. The dates for the 2014 season will run January 11 through February 15. Please advise if the Council wants to participate.

Please let me know if you have any questions.



# TOWN OF WEDDINGTON MEMORANDUM

**DATE:** 3/10/14 **TO:** MAYOR

TOWN COUNCIL

**CC:** AMY MCCOLLUM, TOWN CLERK

FROM: JORDAN COOK, ZONING ADMINISTRATOR/PLANNER

**RE:** UPDATE FROM PLANNING/ZONING OFFICE

- Staff has received a Sketch Plan application for the six lot Ascot Estates subdivision located on Weddington Road across from the WCWAA. This is not yet on an agenda.
- Staff has received a Conditional Zoning Permit Application from Weddington United Methodist Church for a sanctuary, parking lot and athletic field's addition. This project will be on the March 24<sup>th</sup> Planning Board agenda. Public Involvement Meetings for this project will be Monday, March 17, 2014 at the Weddington Town Hall, 1924 Weddington Road from 4:30 p.m. to 6:30 p.m. and on Tuesday, March 18, 2014 at WUMC from 2:30 p.m. to 4:30 p.m.
- The following items were on the February 27<sup>th</sup> Planning Board agenda:
  - o Bard Property Subdivision Preliminary Plat
  - o Big Muddy TUP
  - o Text Amendments addressing the new NCDOT Subdivision Street Policy
  - o R-40 Open Space Text Amendment
- The following items will be on the March 24<sup>th</sup> Planning Board agenda for discussion:
  - o Weddington United Methodist Church CZ Application
  - o Beulah Acres Conventional Subdivision Final Plat
  - o Bromley Map 8 Final Plat
  - o Bromley Map 9 Final Plat
  - o Conservation Subdivision Setback Text Amendment

### PROVIDENCE VFD

07 Union EMS

19 Union Fire

05 Meck Fire

00 Meck EMS calls

31 Total calls

The department completed 1,122 total hours of training

Joshua Dye Chief Providence VFD Cell 980-229-5865 Station 704-846-1111 ext.1 chief@providencevfd.com 1:46 PM 03/03/14 Cash Basis

### **Providence Volunteer Fire Department Income & Expense Budget Performance**

February 2014

Feb 14 Budget Over Budgeul '13 - Feb 1 YTD Budget \$ Over Budget \nnual Budget

|                                       | Feb 14    | Budget    | Over Budge | ul '13 - Feb 1 | YTD Budget | \$ Over Budget \ | innual Budget |
|---------------------------------------|-----------|-----------|------------|----------------|------------|------------------|---------------|
| Ordinary Income/Expense               |           |           |            |                |            |                  |               |
| Income                                |           |           |            |                |            |                  |               |
| 110 · Subsidies                       |           |           |            |                |            |                  |               |
| 111 · Mecklenburg Cty                 | 4,122.33  | 5,416.66  | -1,294.33  | 37,100.97      | 43,333.36  | -6,232.39        | 65,000.00     |
| 112 · Union County                    | 0.00      |           |            | 3,785.00       |            |                  |               |
| 113 · Town of Weddington              | 48,318.75 | 45,500.00 | 2,818.75   | 386,550.00     | 364,000.00 | 22,550.00        | 546,000.00    |
| 116 · Town of Weddington - Other      | 0.00      |           |            | 71,429.41      |            |                  |               |
| 117 · Mecklenburg Cty Radio Subsidy   | 0.00      | 1,300.66  | -1,300.66  | 0.00           | 10,405.36  | -10,405.36       | 15,608.00     |
| Total 110 · Subsidies                 | 52,441.08 | 52,217.32 | 223.76     | 498,865.38     | 417,738.72 | 81,126.66        | 626,608.00    |
| 120 · Dues & Fees                     |           |           |            |                |            |                  |               |
| 121 · Union County Fire Fees          | 0.00      | 833.33    | -833.33    | 7,717.00       | 6,666.68   | 1,050.32         | 10,000.00     |
| Total 120 · Dues & Fees               | 0.00      | 833.33    | -833.33    | 7,717.00       | 6,666.68   | 1,050.32         | 10,000.00     |
| 130 · Vol Donations                   |           |           |            |                |            |                  |               |
| 131 · Memorials                       | 0.00      | 41.66     | -41.66     | 0.00           | 333.36     | -333.36          | 500.00        |
| 132 · Grants                          | 0.00      |           |            | 325.00         |            |                  |               |
| 134 · Other                           | 375.00    | 250.00    | 125.00     | 6,158.58       | 2,000.00   | 4,158.58         | 3,000.00      |
| 130 · Vol Donations - Other           | 0.00      |           |            | 1,196.70       |            |                  |               |
| Total 130 · Vol Donations             | 375.00    | 291.66    | 83.34      | 7,680.28       | 2,333.36   | 5,346.92         | 3,500.00      |
| 140 · Other Income                    |           |           |            |                |            |                  |               |
| 142 · Fire Fighters' Relief Fund      | 0.00      | 416.66    | -416.66    | 1,047.59       | 3,333.36   | -2,285.77        | 5,000.00      |
| 143 · Fuel Tax Refund                 | 0.00      | 83.33     | -83.33     | 0.00           | 666.68     | -666.68          | 1,000.00      |
| 144 · Sales Tax Refund                | 0.00      | 250.00    | -250.00    | 0.00           | 2,000.00   | -2,000.00        | 3,000.00      |
| 145 · Interest                        | 0.00      | 250.00    | -250.00    | 154.30         | 2,000.00   | -1,845.70        | 3,000.00      |
| 147 · Medic-EMS Reimbursement         | 0.00      | 1,000.00  | -1,000.00  | 7,274.70       | 8,000.00   | -725.30          | 12,000.00     |
| 148 · Firemen Relief Interest         | 0.00      |           |            | 4.70           |            |                  |               |
| 155 · Christmas Fundraising Income    | 0.00      |           |            | 6,603.00       | 5,000.00   | 1,603.00         | 5,000.00      |
| 156 · Newsletter Income               | 0.00      |           |            | 0.00           | 7,500.00   | -7,500.00        | 7,500.00      |
| Total 140 · Other Income              | 0.00      | 1,999.99  | -1,999.99  | 15,084.29      | 28,500.04  | -13,415.75       | 36,500.00     |
| Total Income                          | 52,816.08 | 55,342.30 |            | 529,346.95     | 455,238.80 | 74,108.15        | 676,608.00    |
|                                       |           |           |            |                |            |                  |               |
| Expense                               |           |           |            |                |            |                  |               |
| 200 · Administration                  |           |           |            |                |            |                  |               |
| 202 · Legal Fees                      | 0.00      | 416.66    | -416.66    | 546.50         | 3,333.36   | -2,786.86        | 5,000.00      |
| 203 · Building Upgrade Fees           | 5,183.00  |           |            | 29,498.11      |            |                  |               |
| 204 · Ladder Shed Upgrade Fees        | 0.00      |           |            | 79,666.38      |            |                  |               |
| 209 · Annual Dinner/Award             | 0.00      |           |            | 4,319.00       | 4,000.00   | 319.00           | 4,000.00      |
| 210 · Fire Chief Discretionary        | 34.80     | 166.66    | -131.86    | 1,991.61       | 1,333.36   | 658.25           | 2,000.00      |
| 211 · Bank Charges & Credit Card Fee  | 0.00      | 20.83     | -20.83     | 159.54         | 166.68     | -7.14            | 250.00        |
| 212 · Prof Fees                       | 6,300.00  | 458.33    | 5,841.67   | 10,450.00      | 3,666.68   | 6,783.32         | 5,500.00      |
| 213 · Computer Upgrades               | 0.00      | 166.66    | -166.66    | 2,990.00       | 1,333.36   | 1,656.64         | 2,000.00      |
| 214 · Off Supplies                    | 295.30    | 208.33    | 86.97      | 1,213.97       | 1,666.68   | -452.71          | 2,500.00      |
| 215 · Printing/Newsletter             | 0.00      |           |            | 1,280.00       | 3,000.00   | -1,720.00        | 3,000.00      |
| 216 · Postage                         | 53.51     | 125.00    | -71.49     | 1,200.03       | 1,000.00   | 200.03           | 1,500.00      |
| 217 · Dues, Subscriptions, & Internet | 0.00      | 62.50     | -62.50     | 269.50         | 500.00     | -230.50          | 750.00        |
| 218 · Fire Fighters' Association      | 0.00      |           |            | 400.00         | 500.00     | -100.00          | 500.00        |
| 219 · Miscellaneous                   | 784.43    | 166.66    | 617.77     | 2,373.70       | 1,333.36   | 1,040.34         | 2,000.00      |
| Total 200 · Administration            | 12,651.04 | 1,791.63  | 10,859.41  | 136,358.34     | 21,833.48  | 114,524.86       | 29,000.00     |
|                                       | ,         | •         |            |                |            |                  |               |

1:46 PM 03/03/14 Cash Basis

## Providence Volunteer Fire Department Income & Expense Budget Performance February 2014

Feb 14 Budget | Over Budgeul '13 - Feb 1 YTD Budget \$ Over Budget \nnual Budget

| 000                                   |          |          |           |           |           |           |           |
|---------------------------------------|----------|----------|-----------|-----------|-----------|-----------|-----------|
| 220 · Insurance                       | 0.00     |          |           | 0.707.00  |           |           |           |
| 221 · Business Auto                   | 0.00     |          |           | 8,727.00  |           |           |           |
| 223 · Vol. Fire Fighters' Workers Com | 0.00     |          |           | 0.00      |           |           | 8,000.00  |
| 224 · Commercial Package              | 0.00     | 1,666.67 | -1,666.67 | 15,537.00 | 13,333.32 | 2,203.68  | 20,000.00 |
| 226 · Accident & Sickness Policy      | 0.00     |          |           | 1,910.00  |           |           |           |
| Total 220 · Insurance                 | 0.00     | 1,666.67 | -1,666.67 | 26,174.00 | 13,333.32 | 12,840.68 | 28,000.00 |
| 225 · Drug Testing/Physical Exams     | 480.00   | 416.66   | 63.34     | 1,945.00  | 3,333.36  | -1,388.36 | 5,000.00  |
| 230 · Taxes                           |          |          |           |           |           |           |           |
| 231 · Sales Taxes                     |          |          |           |           |           |           |           |
| 232 · Meck CO.                        | 262.77   | 125.00   | 137.77    | 5,077.56  | 1,000.00  | 4,077.56  | 1,500.00  |
| 233 · Union County                    | 23.16    | 33.33    | -10.17    | 1,437.69  | 266.68    | 1,171.01  | 400.00    |
| Total 231 · Sales Taxes               | 285.93   | 158.33   | 127.60    | 6,515.25  | 1,266.68  | 5,248.57  | 1,900.00  |
| 236 · Property Tax                    | 0.00     | 8.33     | -8.33     | 0.00      | 66.68     | -66.68    | 100.00    |
| 237 · Freight                         | 80.51    | 8.33     | 72.18     | 600.54    | 66.68     | 533.86    | 100.00    |
| Total 230 · Taxes                     | 366.44   | 174.99   | 191.45    | 7,115.79  | 1,400.04  | 5,715.75  | 2,100.00  |
| 300 · Build Maintenance               |          |          |           |           |           |           |           |
| 370 · Security Monitoring             | 0.00     |          |           | 261.00    |           |           |           |
| 310 · Cleaning                        | 0.00     |          |           | 0.00      | 250.00    | -250.00   | 500.00    |
| 320 · Landscaping & Lawn Care         | 170.00   | 208.33   | -38.33    | 2,920.00  | 1,666.68  | 1,253.32  | 2,500.00  |
| 330 · Trash and Landfill              | 50.00    | 41.66    | 8.34      | 400.00    | 333.36    | 66.64     | 500.00    |
| 340 · Pest Control                    | 100.00   | 41.00    | 0.04      | 485.00    | 500.00    | -15.00    | 500.00    |
| 350 · Maintenance Supplies            | 764.82   | 416.66   | 348.16    | 7,009.47  | 3,333.36  | 3,676.11  | 5,000.00  |
| 351 · Furniture                       | 0.00     | 166.66   | -166.66   | 700.00    | 1,333.36  | -633.36   | 2,000.00  |
| 360 · Repairs                         | 731.60   | 833.33   | -101.73   | 3,049.60  | 6,666.68  | -3,617.08 | 10,000.00 |
| Total 300 · Build Maintenance         | 1,816.42 | 1,666.64 | 149.78    | 14,825.07 | 14,083.44 | 741.63    | 21,000.00 |
|                                       |          |          |           |           |           |           |           |
| 400 · Utilities                       |          |          |           |           |           |           |           |
| 410 · Electric                        | 787.12   | 833.33   | -46.21    | 5,631.88  | 6,666.68  | -1,034.80 | 10,000.00 |
| 420 · Natural Gas                     | 721.99   | 291.66   | 430.33    | 1,494.79  | 2,333.36  | -838.57   | 3,500.00  |
| 430 · Telephone                       | 433.31   | 291.66   | 141.65    | 3,504.13  | 2,333.36  | 1,170.77  | 3,500.00  |
| 440 · Water                           | 51.53    | 41.66    | 9.87      | 498.98    | 333.36    | 165.62    | 500.00    |
| Total 400 · Utilities                 | 1,993.95 | 1,458.31 | 535.64    | 11,129.78 | 11,666.76 | -536.98   | 17,500.00 |
| 500 · Fire Fighters' Equip/Training   |          |          |           |           |           |           |           |
| 510 · Clothing                        |          |          |           |           |           |           |           |
| 512 · Dress Uniforms                  | 145.00   | 166.66   | -21.66    | 145.00    | 1,333.36  | -1,188.36 | 2,000.00  |
| 513 · Clothing - Other                | 0.00     | 416.66   | -416.66   | 1,540.71  | 3,333.36  | -1,792.65 | 5,000.00  |
| Total 510 · Clothing                  | 145.00   | 583.32   | -438.32   | 1,685.71  | 4,666.72  | -2,981.01 | 7,000.00  |
| 520 · Equipment                       |          |          |           |           |           |           |           |
| 521 · Radios\ Pagers - New            | 0.00     | 250.00   | -250.00   | 2,700.00  | 2,000.00  | 700.00    | 3,000.00  |
| 522 · Radios\ Pagers - Maintenance    | 0.00     | 83.33    | -83.33    | 3,420.50  | 666.68    | 2,753.82  | 1,000.00  |
| 523 · Equipment - New                 | 4,235.20 | 750.00   | 3,485.20  | 14,160.75 | 6,000.00  | 8,160.75  | 9,000.00  |
| 524 · Equipment - Maintenance         | 1,673.57 | 416.66   | 1,256.91  | 11,138.59 | 3,333.36  | 7,805.23  | 5,000.00  |
| 525 · Firefighting Supplies           | 267.06   | 416.66   | -149.60   | 813.55    | 3,333.36  | -2,519.81 | 5,000.00  |
| 528 · Mecklenburg Radio Contract      | 0.00     | 1,300.66 | -1,300.66 | 9,916.68  | 10,405.36 | -488.68   | 15,608.00 |
| Total 520 · Equipment                 | 6,175.83 | 3,217.31 | 2,958.52  | 42,150.07 | 25,738.76 | 16,411.31 | 38,608.00 |
|                                       |          |          |           |           |           |           |           |

1:46 PM 03/03/14 Cash Basis

## Providence Volunteer Fire Department Income & Expense Budget Performance February 2014

Feb 14 Budget | Over Budgeul '13 - Feb 1 YTD Budget \$ Over Budget \nnual Budget

| 529 - PPE (Personal Protective Equip)                          | 38.00                 | 2,916.66              | -2,878.66           | 14,905.32               | 23,333.36               | -8,428.04             | 35,000.00               |
|--|-----------------------|-----------------------|---------------------|-------------------------|-------------------------|-----------------------|-------------------------|
| 530 ⋅ Medical  |                       |                       |                     |                         |                         |                       |                         |
| 531 · Equipment  | 0.00                  |                       |                     | 3,007.00                |                         |                       |                         |
| 532 · Supplies   | 145.93                | 208.33                | -62.40              | 1,802.31                | 1,666.68                | 135.63                | 2,500.00                |
| 533 · Waste  | 236.68                | 125.00                | 111.68              | 1,821.24                | 1,000.00                | 821.24                | 1,500.00                |
| Total 530 · Medical  | 382.61                | 333.33                | 49.28               | 6,630.55                | 2,666.68                | 3,963.87              | 4,000.00                |
| 540 · Training   |                       |                       |                     |                         |                         |                       |                         |
| 541 · Seminars   | 618.82                | 1,075.00              | -456.18             | 1,957.64                | 8,600.00                | -6,642.36             | 12,900.00               |
| 542 · Books  | 832.00                | 125.00                | 707.00              | 2,445.17                | 1,000.00                | 1,445.17              | 1,500.00                |
| 543 · PR Literature  | 0.00                  | 125.00                | -125.00             | 0.00                    | 1,000.00                | -1,000.00             | 1,500.00                |
| 544 · Other - Training Bonus                                   | 515.63                | 1,958.33              | -1,442.70           | 4,085.63                | 15,666.68               | -11,581.05            | 23,500.00               |
| 540 · Training - Other   | 0.00                  |                       |                     | 85.00                   |                         |                       |                         |
| Total 540 · Training   | 1,966.45              | 3,283.33              | -1,316.88           | 8,573.44                | 26,266.68               | -17,693.24            | 39,400.00               |
| Total 500 · Fire Fighters' Equip/Training                      | 8,707.89              | 10,333.95             | -1,626.06           | 73,945.09               | 82,672.20               | -8,727.11             | 124,008.00              |
| 600 ⋅ Fire Engines   |                       |                       |                     |                         |                         |                       |                         |
| 620 · '99 Southern Coach Eng #322                              | 0.00                  | 1,250.00              | -1,250.00           | 26,363.97               | 10,000.00               | 16,363.97             | 15,000.00               |
| 635 · '93 KME Engine #323                                      | 0.00                  | 833.33                | -833.33             | 14,240.95               | 6,666.68                | 7,574.27              | 10,000.00               |
| 640 · '03 Red Diamond #324                                     | 0.00                  | 500.00                | -500.00             | 1,237.70                | 4,000.00                | -2,762.30             | 6,000.00                |
| 650 · '02 Ford Quesco Brush #326                               | 0.00                  | 166.66                | -166.66             | 510.11                  | 1,333.36                | -823.25               | 2,000.00                |
| 660 · '95 Intern\Hackney Squad #32                             | 0.00                  | 416.66                | -416.66             | 586.02                  | 3,333.36                | -2,747.34             | 5,000.00                |
| 680 · '06 KME Pumper #321                                      | 0.00                  | 1,333.33              | -1,333.33           | 11,636.71               | 10,666.68               | 970.03                | 16,000.00               |
| 681 · Diesel Fuel  | 1,172.84              | 1,583.33              | -410.49             | 12,370.44               | 12,666.68               | -296.24               | 19,000.00               |
| 682 · Gasoline   | 0.00                  | 16.66                 | -16.66              | 96.15                   | 133.36                  | -37.21                | 200.00                  |
| 683 · Cleaning Supplies  | 0.00                  | 83.33                 | -83.33              | 0.00                    | 666.68                  | -666.68               | 1,000.00                |
| 684 · Miscellaneous Parts                                      | 0.00                  | 83.33                 | -83.33              | 514.32                  | 666.68                  | -152.36               | 1,000.00                |
| 685 · Fire Engines - Other                                     | 0.00                  | 500.00                | -500.00             | 0.00                    | 4,000.00                | -4,000.00             | 6,000.00                |
| Total 600 · Fire Engines                                       | 1,172.84              | 6,766.63              | -5,593.79           | 67,556.37               | 54,133.48               | 13,422.89             | 81,200.00               |
| 800 · Firefighters Payroll                                     |                       |                       |                     |                         |                         |                       |                         |
| 801 · Payroll - Day Shift (Hourly)                             | ,                     | 17,480.00             | -2,980.00           | 123,916.75              | 139,840.00              | -15,923.25            | 209,760.00              |
| 809 - Payroll - Day Shift (Stipend)                            | •                     | 1,500.00              | 780.00              | 15,240.00               | 12,000.00               | 3,240.00              | 18,000.00               |
| 802 - Payroll - Night Shift (Hourly)                           |                       | 9,490.00              | -1,514.00           | 74,942.00               | 75,920.00               | -978.00               |                         |
| 810 · Payroll - Night Shift (Stipend)                          | 2,410.00              | 1,825.00              | 585.00              | 17,720.00               | 14,600.00               | 3,120.00              | 21,900.00               |
| 808 · Payroll Expenses   |                       |                       |                     |                         |                         |                       |                         |
| FICA   | 2,087.41              | 1,798.58              | 288.83              | 17,743.35               | 14,388.68               | 3,354.67              | 21,583.00               |
| SUTA   | 438.72                | 500.00                | -61.28              | 2,635.83                | 4,000.00                | -1,364.17             | 6,000.00                |
| 808 · Payroll Expenses - Other                                 | 214.50                | 125.00                | 89.50               | 878.20                  | 1,000.00                | -121.80               | 1,500.00                |
| Total 808 · Payroll Expenses  Total 800 · Firefighters Payroll | 2,740.63<br>29,906.63 | 2,423.58<br>32,718.58 | 317.05<br>-2,811.95 | 21,257.38<br>253,076.13 | 19,388.68<br>261,748.68 | 1,868.70<br>-8,672.55 | 29,083.00<br>392,623.00 |
| 850 · Christmas Fundraising Expense                            | 0.00                  | ,                     | ,-                  | 3,712.55                | 4,000.00                | -287.45               | 4,000.00                |
| otal Expense   |                       | 56,994.06             | 101.15              | 595,838.12              | 468,204.76              | 127,633.36            | 704,431.00              |
|  | ·                     | ·                     |                     | ·                       | ·                       |                       |                         |
| et Ordinary Income   | -4,279.13             | -1,651.76             | -2,627.37           | -66,491.17              | -12,965.96              | -53,525.21            | -27,823.00              |
| Income   | -4,279.13             | -1,651.76             | -2,627.37           | -66,491.17              | -12,965.96              | -53,525.21            | -27,823.00              |

### Providence Volunteer Fire Department Balance Sheet

As of February 28, 2014

| Feb | 28, | 14 |
|-----|-----|----|
|-----|-----|----|

| ASSETS                                      |               |
|---|---------------|
| Current Assets                              |               |
| Checking/Savings                            |               |
| Checking Accounts                           |               |
| 6542-BB&T Constr Checking                   | 16.00         |
| 1656 · BB&T Construction AcctLOAN           | 401,605.01    |
| BB&T Checking-5119                          | 160,501.88    |
| BOA Payroll-7449                            | 14,446.73     |
| <b>Total Checking Accounts</b>              | 576,569.62    |
| CD - BBT - 0094 (02/10/14)                  | -218.70       |
| Firemen Relief-BOA-8254                     | 39,757.49     |
| Total Checking/Savings Other Current Assets | 616,108.41    |
| Accounts Receivable Auditor                 | 45,839.41     |
| Total Other Current Assets                  | 45,839.41     |
| Total Current Assets                        | 661,947.82    |
| Fixed Assets                                |               |
| CIP - Firehouse Construction                | 823,888.99    |
| Air Packs                                   | 73,087.70     |
| Bauer Vertecon Air Compressor               | 40,000.00     |
| Commercial Protector System                 | 2,112.50      |
| Dexter T-400 Washer\Extractor               | 3,611.00      |
| Fire Fighter Main Equipment                 | -13,323.29    |
| Groban Electric Generator                   | 5,000.00      |
| Ladder Truck Building                       | 32,452.08     |
| Total Fixed Assets                          | 966,828.98    |
| Other Assets                                |               |
| 1993 KME Engine #323                        | 50,000.00     |
| 1996 Internat'l #32                         | 119,365.76    |
| 1999 SouthCo #322                           | 274,231.58    |
| 2002 Ford #326                              | 44,029.33     |
| 2003 Red Diamond #324                       | 240,302.00    |
| 2006 KME Pumper #321                        | 400,555.50    |
| Building                                    | 346,812.09    |
| Equip                                       | 34,615.27     |
| Land  | 12,590.00     |
| X Accum Depr                                | -1,124,128.71 |
| Total Other Assets                          | 398,372.82    |
| TOTAL ASSETS                                | 2,027,149.62  |
| LIABILITIES & EQUITY                        |               |
| Liabilities                                 |               |
| Current Liabilities                         |               |
| Other Current Liabilities                   |               |
| BB&T CIP Loan                               | 800,000.00    |
| Accounts Payable Auditor                    | 56,483.07     |
| 2100 · Payroll Liabilities                  | 9,920.12      |
| Total Other Current Liabilities             | 866,403.19    |
| Total Current Liabilities                   | 866,403.19    |
| Total Liabilities                           | 866,403.19    |
| Equity                                      |               |

1:55 PM 03/03/14 Cash Basis

### Providence Volunteer Fire Department Balance Sheet

As of February 28, 2014

| 3900 · Retained Earnings   |
|----------------------------|
| Net Income                 |
| Total Equity               |
| TOTAL LIABILITIES & EQUITY |

| Feb 28, 14   |
|--------------|
| 1,227,237.60 |
| -66,491.17   |
| 1,160,746.43 |
| 2,027,149.62 |

| 1:46 PM                                       | Drave         | idanaa    | Valunta:  | or Eiro Da | epartment                               |             |            |
|---|---------------|-----------|-----------|------------|---|-------------|------------|
| 00/00/4/4                                     |               |           |           |            |   |             | nnual Buda |
| Casii Dasis                                   | 1 <b>COMO</b> | Subst b   | RALCHOED  | udg5# P    | Arforma                                 | Over Budget | nnuai budg |
| Ordinary Income/Expense                       |               | _         | February  | / 2014     |   |             |            |
| Income  |               |           | •         | •          |   |             |            |
| 110 · Subsidies                               |               |           |           |            |   |             |            |
| 111 · Mecklenburg Cty                         | •             | 5,416.66  | -1,294.33 | 37,100.97  | 43,333.36                               | -6,232.39   | 65,000.00  |
| 112 · Union County                            | 0.00          |           |           | 3,785.00   |   |             |            |
| 113 · Town of Weddington                      | 48,318.75     | 45,500.00 | 2,818.75  | 386,550.00 | 364,000.00                              | 22,550.00   | 546,000.00 |
| 116 · Town of Weddington - Other              | 0.00          |           |           | 71,429.41  |   |             |            |
| 117 · Mecklenburg Cty Radio Subsidy           | 0.00          | 1,300.66  | -1,300.66 | 0.00       | 10,405.36                               | -10,405.36  | 15,608.00  |
| Total 110 · Subsidies                         | 52,441.08     | 52,217.32 | 223.76    | 498,865.38 | 417,738.72                              | 81,126.66   | 626,608.00 |
| 120 · Dues & Fees                             |               |           |           |            |   |             |            |
| 121 · Union County Fire Fees                  | 0.00          | 833.33    | -833.33   | 7,717.00   | 6,666.68                                | 1,050.32    | 10,000.00  |
| Total 120 · Dues & Fees                       | 0.00          | 833.33    | -833.33   | 7,717.00   | 6,666.68                                | 1,050.32    | 10,000.00  |
| 130 · Vol Donations                           |               |           |           |            |   |             |            |
| 131 · Memorials                               | 0.00          | 41.66     | -41.66    | 0.00       | 333.36                                  | -333.36     | 500.00     |
| 132 · Grants                                  | 0.00          |           |           | 325.00     |   |             |            |
| 134 · Other                                   | 375.00        | 250.00    | 125.00    | 6,158.58   | 2,000.00                                | 4,158.58    | 3,000.00   |
| 130 · Vol Donations - Other                   | 0.00          |           |           | 1,196.70   | *                                       |             | , -        |
| Total 130 · Vol Donations                     | 375.00        | 291.66    | 83.34     | 7,680.28   | 2,333.36                                | 5,346.92    | 3.500.00   |
| 140 · Other Income                            | 5.5.00        | _000      | 55.04     | . ,000.20  | _,000.00                                | 5,5 75.52   | 3,500.00   |
| 142 · Fire Fighters' Relief Fund              | 0.00          | 416.66    | -416.66   | 1,047.59   | 3,333.36                                | -2,285.77   | 5,000.00   |
| 143 · Fuel Tax Refund                         | 0.00          | 83.33     | -83.33    | 0.00       | 666.68                                  | -666.68     | 1,000.00   |
| 144 · Sales Tax Refund                        | 0.00          | 250.00    | -250.00   | 0.00       | 2,000.00                                | -2,000.00   | 3,000.00   |
| 145 · Interest                                | 0.00          | 250.00    | -250.00   | 154.30     | 2,000.00                                | -1,845.70   | 3,000.00   |
| 147 · Medic-EMS Reimbursement                 | 0.00          | 1,000.00  | -1,000.00 | 7,274.70   | 8,000.00                                | -725.30     | 12,000.00  |
| 148 · Firemen Relief Interest                 | 0.00          | 1,000.00  | 1,000.00  | 4.70       | 0,000.00                                | 720.00      | 12,000.00  |
| 155 · Christmas Fundraising Income            | 0.00          |           |           | 6,603.00   | 5,000.00                                | 1,603.00    | 5,000.00   |
| 156 · Newsletter Income                       | 0.00          |           |           | 0.00       | 7,500.00                                | -7,500.00   | 7,500.00   |
| Total 140 · Other Income                      | 0.00          | 1,999.99  | -1,999.99 | 15.084.29  | 28,500.04                               | -13.415.75  | 36,500.00  |
| Total Income                                  | 52,816.08     | · ·       | -2,526.22 | 529,346.95 | 455,238.80                              | 74,108.15   | 676,608.00 |
|   | 32,010.00     | 33,342.30 | -2,320.22 | 329,340.93 | 455,256.60                              | 74,100.13   | 070,000.00 |
| Expense<br>200 - Administration               |               |           |           |            |   |             |            |
|   | 0.00          | 440.00    | 440.00    | 540.50     | 2 222 22                                | 0.700.00    | F 000 00   |
| 202 · Legal Fees                              | 0.00          | 416.66    | -416.66   | 546.50     | 3,333.36                                | -2,786.86   | 5,000.00   |
| 203 · Building Upgrade Fees                   | 5,183.00      |           |           | 29,498.11  |   |             |            |
| 204 · Ladder Shed Upgrade Fees                | 0.00          |           |           | 79,666.38  | 4 000 00                                | 040.00      | 4 000 00   |
| 209 · Annual Dinner/Award                     | 0.00          | 400.00    | 404.00    | 4,319.00   | 4,000.00                                | 319.00      | 4,000.00   |
| 210 · Fire Chief Discretionary                | 34.80         |           | -131.86   | 1,991.61   | 1,333.36                                | 658.25      | 2,000.00   |
| 211 · Bank Charges & Credit Card Fee          |               | 20.83     | -20.83    | 159.54     | 166.68                                  | -7.14       | 250.00     |
| 212 · Prof Fees                               | 6,300.00      | 458.33    | 5,841.67  | 10,450.00  | 3,666.68                                | 6,783.32    | 5,500.00   |
| 213 · Computer Upgrades                       | 0.00          | 166.66    | -166.66   | 2,990.00   | 1,333.36                                | 1,656.64    | 2,000.00   |
| 214 · Off Supplies                            | 295.30        | 208.33    | 86.97     | 1,213.97   | 1,666.68                                | -452.71     | 2,500.00   |
| 215 · Printing/Newsletter                     | 0.00          |           |           | 1,280.00   | 3,000.00                                | -1,720.00   | 3,000.00   |
| 216 · Postage                                 | 53.51         | 125.00    | -71.49    | 1,200.03   | 1,000.00                                | 200.03      | 1,500.00   |
| 217 · Dues, Subscriptions, & Internet         | 0.00          | 62.50     | -62.50    | 269.50     | 500.00                                  | -230.50     | 750.00     |
| 218 · Fire Fighters' Association              | 0.00          |           |           | 400.00     | 500.00                                  | -100.00     | 500.00     |
| 219 · Miscellaneous                           | 784.43        | 166.66    | 617.77    | 2,373.70   | 1,333.36                                | 1,040.34    | 2,000.00   |
|   | 10 CE1 01     | 1,791.63  | 10,859.41 | 136,358.34 | 21,833.48                               | 114,524.86  | 29,000.00  |
| Total 200 · Administration                    | 12,651.04     | 1,731.00  | 10,000.11 | ,          | ,                                       | ,           | -,         |
| Total 200 · Administration<br>220 · Insurance | 12,051.04     | 1,731.00  | 10,000.11 |            | _,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | ,           | ,          |
|   | 0.00          | 1,701.00  | 10,000.11 | 8,727.00   | ,,                                      | ,=          | .,         |

0.00

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0.00

0.00

480.00

262.77

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285.93

1,666.67

1,666.67

416.66

125.00

33.33

158.33

-1,666.67

-1,666.67

63.34

137.77

-10.17

223 · Vol. Fire Fighters' Workers Com

226 · Accident & Sickness Policy

225 · Drug Testing/Physical Exams

224 · Commercial Package

Total 220 · Insurance

231 · Sales Taxes 232 · Meck CO.

233 · Union County

Total 231 · Sales Taxes

230 · Taxes

400.00 age 1 of 5 127.60 6,515.25 1,266.68 5,248.57 1,900.00 126

13,333.32

13,333.32

3,333.36

1,000.00

266.68

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12,840.68

-1,388.36

4,077.56

1,171.01

0.00

15,537.00

1,910.00

26,174.00

1,945.00

5,077.56

1,437.69

| 1:46 PM  | <u>Prov</u>        | idence '         | Voluntee          | r Fire De          | partment             |                     |                      |
|--|--------------------|------------------|-------------------|--------------------|----------------------|---------------------|----------------------|
| 03/03/14<br>Cash Basis                                     | Inc <sup>Feb</sup> | Buttet           | Qver Budes        | 1,18 - 500 6       | TD Budget \$         | Qyer Budget \       | nnual Budget         |
| 236 · Property Tax   | 0.00               | 8.33             | -8.33<br>February | 2014 0.00          | 66.68                | -66.68              | 100.00               |
| 237 · Freight  | 80.51              | 8.33             | 72.18             | <b>2014</b> 600.54 | 66.68                | 533.86              | 100.00               |
| otal 230 · Taxes   | 366.44             | 174.99           | 191.45            | 7,115.79           | 1,400.04             | 5,715.75            | 2,100.00             |
| 00 · Build Maintenance                                     |                    |                  |                   |                    |                      |                     |                      |
| 370 · Security Monitoring                                  | 0.00               |                  |                   | 261.00             |                      |                     |                      |
| 310 · Cleaning   | 0.00               |                  |                   | 0.00               | 250.00               | -250.00             | 500.00               |
| 320 · Landscaping & Lawn Care                              | 170.00             | 208.33           | -38.33            | 2,920.00           | 1,666.68             | 1,253.32            | 2,500.00             |
| 330 · Trash and Landfill                                   | 50.00              | 41.66            | 8.34              | 400.00             | 333.36               | 66.64               | 500.00               |
| 840 · Pest Control   | 100.00             | 440.00           | 0.40.40           | 485.00             | 500.00               | -15.00              | 500.00               |
| 850 · Maintenance Supplies                                 | 764.82             | 416.66           | 348.16            | 7,009.47           | 3,333.36             | 3,676.11            | 5,000.00             |
| 51 · Furniture<br>60 · Repairs                             | 0.00<br>731.60     | 166.66<br>833.33 | -166.66           | 700.00             | 1,333.36<br>6,666.68 | -633.36             | 2,000.00             |
|  |                    |                  | -101.73           | 3,049.60           | •                    | -3,617.08           | 10,000.00            |
| otal 300 · Build Maintenance                               | 1,816.42           | 1,666.64         | 149.78            | 14,825.07          | 14,083.44            | 741.63              | 21,000.00            |
| 00 · Utilities   | 707.40             | 000.00           | 40.04             | E 004 00           | 0.000.00             | 4 004 00            | 40,000,00            |
| 110 · Electric   | 787.12             | 833.33           | -46.21            | 5,631.88           | 6,666.68             | -1,034.80           | 10,000.00            |
| 20 · Natural Gas   | 721.99             | 291.66           | 430.33            | 1,494.79           | 2,333.36             | -838.57<br>1 170 77 | 3,500.00             |
| 30 ⋅ Telephone<br>40 ⋅ Water                               | 433.31             | 291.66           | 141.65            | 3,504.13           | 2,333.36             | 1,170.77<br>165.62  | 3,500.00             |
|  | 51.53              | 41.66            | 9.87              | 498.98             | 333.36               | 165.62              | 500.00               |
| otal 400 · Utilities<br>00 · Fire Fighters' Equip/Training | 1,993.95           | 1,458.31         | 535.64            | 11,129.78          | 11,666.76            | -536.98             | 17,500.00            |
| id · Clothing  |                    |                  |                   |                    |                      |                     |                      |
| 512 · Dress Uniforms                                       | 145.00             | 166.66           | -21.66            | 145.00             | 1,333.36             | -1,188.36           | 2,000.00             |
| 513 · Clothing - Other                                     | 0.00               | 416.66           | -416.66           | 1,540.71           | 3,333.36             | -1,792.65           | 5,000.00             |
| Fotal 510 · Clothing                                       | 145.00             | 583.32           | -438.32           | 1,685.71           | 4,666.72             | -2,981.01           | 7,000.00             |
| 520 · Equipment  | 140.00             | 300.02           | 430.32            | 1,000.71           | 4,000.72             | 2,501.01            | 7,000.00             |
| 521 ⋅ Radios\ Pagers - New                                 | 0.00               | 250.00           | -250.00           | 2,700.00           | 2,000.00             | 700.00              | 3,000.00             |
| 522 · Radios\ Pagers - Maintenanc                          | <b>e</b> 0.00      | 83.33            | -83.33            | 3,420.50           | 666.68               | 2,753.82            | 1,000.00             |
| 523 · Equipment - New                                      | 4,235.20           | 750.00           | 3,485.20          | 14,160.75          | 6,000.00             | 8,160.75            | 9,000.00             |
| 524 · Equipment - Maintenance                              | 1,673.57           | 416.66           | 1,256.91          | 11,138.59          | 3,333.36             | 7,805.23            | 5,000.00             |
| 525 · Firefighting Supplies                                | 267.06             | 416.66           | -149.60           | 813.55             | 3,333.36             | -2,519.81           | 5,000.00             |
| 528 - Mecklenburg Radio Contract                           | 0.00               | 1,300.66         | -1,300.66         | 9,916.68           | 10,405.36            | -488.68             | 15,608.00            |
| otal 520 · Equipment                                       | 6,175.83           | 3,217.31         | 2,958.52          | 42,150.07          | 25,738.76            | 16,411.31           | 38,608.00            |
| 29 · PPE (Personal Protective Equ                          | ip) 38.00          | 2,916.66         | -2,878.66         | 14,905.32          | 23,333.36            | -8,428.04           | 35,000.00            |
| 30 · Medical   | .,                 | ,                | ,                 | ,                  | .,                   | -,                  | ,                    |
| 531 · Equipment  | 0.00               |                  |                   | 3,007.00           |                      |                     |                      |
| 532 · Supplies   | 145.93             | 208.33           | -62.40            | 1,802.31           | 1,666.68             | 135.63              | 2,500.00             |
| 533 · Waste  | 236.68             | 125.00           | 111.68            | 1,821.24           | 1,000.00             | 821.24              | 1,500.00             |
| otal 530 · Medical   | 382.61             | 333.33           | 49.28             | 6,630.55           | 2,666.68             | 3,963.87            | 4,000.00             |
| 540 · Training   |                    |                  |                   |                    |                      |                     |                      |
| 541 · Seminars   | 618.82             | 1,075.00         | -456.18           | 1,957.64           | 8,600.00             | -6,642.36           | 12,900.00            |
| 542 · Books  | 832.00             | 125.00           | 707.00            | 2,445.17           | 1,000.00             | 1,445.17            | 1,500.00             |
| 543 · PR Literature  | 0.00               | 125.00           | -125.00           | 0.00               | 1,000.00             | -1,000.00           | 1,500.00             |
| 544 · Other - Training Bonus                               | 515.63             | 1,958.33         | -1,442.70         | 4,085.63           | 15,666.68            | -11,581.05          | 23,500.00            |
| 540 · Training - Other                                     | 0.00               |                  |                   | 85.00              |                      |                     |                      |
| Total 540 · Training                                       | 1,966.45           | 3,283.33         | -1,316.88         | 8,573.44           | 26,266.68            | -17,693.24          | 39,400.00            |
| otal 500 · Fire Fighters' Equip/Train                      |                    |                  | -1,626.06         | 73,945.09          | 82,672.20            | -8,727.11           | 124,008.00           |
| 0 · Fire Engines   | <u> </u>           |                  |                   |                    |                      | ,                   |                      |
| 20 · '99 Southern Coach Eng #322                           | 0.00               | 1,250.00         | -1,250.00         | 26,363.97          | 10,000.00            | 16,363.97           | 15,000.00            |
| 35 · '93 KME Engine #323                                   | 0.00               | 833.33           | -833.33           | 14,240.95          | 6,666.68             | 7,574.27            | 10,000.00            |
| 40 · '03 Red Diamond #324                                  | 0.00               | 500.00           | -500.00           | 1,237.70           | 4,000.00             | -2,762.30           | 6,000.00             |
| 50 · '02 Ford Quesco Brush #326                            | 0.00               | 166.66           | -166.66           | 510.11             | 1,333.36             | -823.25             | 2,000.00             |
| 60 · '95 Intern\Hackney Squad #32                          |                    | 416.66           | -416.66           | 586.02             | 3,333.36             | -2,747.34           | 5,000.00             |
| 80 · '06 KME Pumper #321                                   | 0.00               | 1,333.33         | -1,333.33         | 11,636.71          | 10,666.68            | 970.03              | 16,000.00            |
| 81 · Diesel Fuel   | 1,172.84           | 1,583.33         | -410.49           | 12,370.44          | 12,666.68            | -296.24             | 19,000.00            |
| 82 · Gasoline  | 0.00               | 16.66            | -16.66            | 96.15              | 133.36               | -37.21              | 200.00               |
| 83 · Cleaning Supplies                                     | 0.00               | 83.33            | -83.33            | 0.00               | 666.68               | -666.68             | 1,000.00             |
| os · Cicarinig Supplies                                    |                    |                  |                   |                    |                      |                     |                      |
| 684 · Miscellaneous Parts                                  | 0.00               | 83.33            | -83.33            | 514.32             | 666.68               | -152.36             | 1,000.0 <b>P</b> age |

| 1:46 PM   | Prov               | idence    | Voluntee                     | er Fire De             | epartmen               | t                    |                        |
|---|--------------------|-----------|------------------------------|------------------------|------------------------|----------------------|------------------------|
| 03/03/14<br>Cash Basis  | Inc <sup>Feb</sup> | Buttet    | Qver Budes                   | 11,18° Eep 15          | YJD Budget             | Qyer Budget \        | nnual Budget           |
| Total 600 · Fire Engines<br>800 · Firefighters Payroll                  | 1,172.84           | T         | -5,593.79<br><b>February</b> | 2014<br>2014           | 54,133.48              | 13,422.89            | 81,200.00              |
| 801 · Payroll - Day Shift (Hourly)                                      | 14,500.00          | 17,480.00 | -2,980.00                    | 123,916.75             | 139,840.00             | -15,923.25           | 209,760.00             |
| 809 · Payroll - Day Shift (Stipend)                                     | 2,280.00           | 1,500.00  | 780.00                       | 15,240.00              | 12,000.00              | 3,240.00             | 18,000.00              |
| 802 · Payroll - Night Shift (Hourly)                                    | 7,976.00           | 9,490.00  | -1,514.00                    | 74,942.00              | 75,920.00              | -978.00              | 113,880.00             |
| 810 · Payroll - Night Shift (Stipend)                                   | 2,410.00           | 1,825.00  | 585.00                       | 17,720.00              | 14,600.00              | 3,120.00             | 21,900.00              |
| 808 · Payroll Expenses  |                    |           |                              |                        |                        |                      |                        |
| FICA  | 2,087.41           | 1,798.58  | 288.83                       | 17,743.35              | 14,388.68              | 3,354.67             | 21,583.00              |
| SUTA  | 438.72             | 500.00    | -61.28                       | 2,635.83               | 4,000.00               | -1,364.17            | 6,000.00               |
| 808 · Payroll Expenses - Other  | 214.50             | 125.00    | 89.50                        | 878.20                 | 1,000.00               | -121.80              | 1,500.00               |
| Total 808 · Payroll Expenses  | 2,740.63           | 2,423.58  | 317.05                       | 21,257.38              | 19,388.68              | 1,868.70             | 29,083.00              |
| Total 800 · Firefighters Payroll<br>850 · Christmas Fundraising Expense |                    | 32,718.58 | -2,811.95                    | 253,076.13<br>3,712.55 | 261,748.68<br>4,000.00 | -8,672.55<br>-287.45 | 392,623.00<br>4,000.00 |
| Total Expense   | 57,095.21          | 56,994.06 | 101.15                       | 595,838.12             | 468,204.76             | 127,633.36           | 704,431.00             |
| Net Ordinary Income   | -4,279.13          | -1,651.76 | -2,627.37                    | -66,491.17             | -12,965.96             | -53,525.21           | -27,823.00             |
| Net Income  | -4,279.13          | -1,651.76 | -2,627.37                    | -66,491.17             | -12,965.96             | -53,525.21           | -27,823.00             |

### Providence Volunteer Fire Department Balance Sheet

As of February 28, 2014

| Feb | 28. | 14 |
|-----|-----|----|
|-----|-----|----|

|                                    | Feb 28, 14                              |
|------------------------------------|---|
| ASSETS                             |   |
| Current Assets                     |   |
| Checking/Savings                   |   |
| Checking Accounts                  |   |
| 6542-BB&T Constr Checking          | 16.00                                   |
| 1656 · BB&T Construction AcctLOAN  | 401,605.01                              |
| BB&T Checking-5119                 | 160,501.88                              |
| BOA Payroll-7449                   | 14,446.73                               |
| Total Checking Accounts            | 576,569.62                              |
| CD - BBT - 0094 (02/10/14)         | -218.70                                 |
| Firemen Relief-BOA-8254            | 39,757.49                               |
| Total Checking/Savings             | 616,108.41                              |
| Other Current Assets               | ,                                       |
| <b>Accounts Receivable Auditor</b> | 45,839.41                               |
| <b>Total Other Current Assets</b>  | 45,839.41                               |
| Total Current Assets               | 661,947.82                              |
| Fixed Assets                       | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, |
| CIP - Firehouse Construction       | 823,888.99                              |
| Air Packs                          | 73,087.70                               |
| Bauer Vertecon Air Compressor      | 40,000.00                               |
| Commercial Protector System        | 2,112.50                                |
| Dexter T-400 Washer\Extractor      | 3,611.00                                |
| Fire Fighter Main Equipment        | -13,323.29                              |
| Groban Electric Generator          | 5,000.00                                |
| Ladder Truck Building              | 32,452.08                               |
| Total Fixed Assets                 | 966,828.98                              |
|                                    | 900,020.90                              |
| Other Assets                       | 50,000,00                               |
| 1993 KME Engine #323               | 50,000.00                               |
| 1996 Internat'l #32                | 119,365.76                              |
| 1999 SouthCo #322                  | 274,231.58                              |
| 2002 Ford #326                     | 44,029.33                               |
| 2003 Red Diamond #324              | 240,302.00                              |
| 2006 KME Pumper #321               | 400,555.50                              |
| Building                           | 346,812.09                              |
| Equip<br>                          | 34,615.27                               |
| Land                               | 12,590.00                               |
| X Accum Depr                       | -1,124,128.71                           |
| Total Other Assets                 | 398,372.82                              |
| TOTAL ASSETS                       | 2,027,149.62                            |
| LIABILITIES & EQUITY               |   |
| Liabilities                        |   |
| Current Liabilities                |   |
| Other Current Liabilities          |   |
| BB&T CIP Loan                      | 800,000.00                              |
| Accounts Payable Auditor           | 56,483.07                               |
| 2100 · Payroll Liabilities         | 9,920.12                                |
| Total Other Current Liabilities    | 866,403.19                              |
| Total Current Liabilities          | 866,403.19                              |
| Total Liabilities                  | 866,403.19                              |
| Equity                             |   |

1:55 PM 03/03/14 Cash Basis

### Providence Volunteer Fire Department Balance Sheet

As of February 28, 2014

Feb 28, 14 1,227,237.60 -66,491.17 1,160,746.43 2,027,149.62

| 3900 · Retained Earnings   |  |
|----------------------------|--|
| Net Income                 |  |
| Total Equity               |  |
| TOTAL LIABILITIES & EQUITY |  |



### Union County Sheriff's Office Events By Nature

3/4/2014 1:47:02PM

For the Month of: February 2014

| Event Type                     | <u>Total</u> |
|--------------------------------|--------------|
| 911 HANG UP                    | 37           |
| 911 TEST CALL                  | 1            |
| ACCIDENT HITRUN PD LAW         | 1            |
| ACCIDENT PD COUNTY NO EMD      | 16           |
| ACCIDENT PD MUNICIPAL          | 1            |
| ALARMS LAW                     | 33           |
| ANIMAL BITE REPORT LAW         | 2            |
| ANIMAL COMP SERVICE CALL LAW   | 8            |
| ASSIST DSS ONSITE OR IN OFFICE | 2            |
| ASSIST EMS OR FIRE             | 3            |
| ATTEMPT TO LOCATE              | 1            |
| BARKING DOG                    | 2            |
| BOLO                           | 13           |
| BURGLARY HOME OTHER NONBUSNESS | 1            |
| BURGLARY VEHICLE               | 3            |
| BUSINESS CHECK                 | 101          |
| CALL BY PHONE                  | 15           |
| DELIVER MESSAGE                | 2            |
| DISTURBANCE OR NUISANCE        | 4            |
| DOMESTIC DISTURBANCE           | 4            |
| FOLLOW UP INVESTIGATION        | 4            |
| FRAUD DECEPTION FORGERY        | 2            |
| FUNERAL ESCORT                 | 2            |
| HARASSMENT STALKING THREATS    | 3            |
| INVESTIGATION                  | 3            |
| JUVENILE COMPLAINT             | 2            |
| LARCENY THEFT                  | 4            |
| LIVE STOCK ON HIGHWAY          | 1            |
| MEET REQUEST NO REFERENCE GIVN | 3            |

| Event Type                     | <u>Total</u> |
|--------------------------------|--------------|
| MENTAL DISORDER LAW            | 1            |
| MISSING PERSON                 | 2            |
| MOTORIST ASSIST                | 8            |
| NC DOT MISCELLANEOUS           | 4            |
| NOISE COMPLAINT                | 1            |
| POSSESSION OF STOLEN PROPERTY  | 1            |
| PREVENTATIVE PATROL            | 345          |
| PROP DAMAGE VANDALISM MISCHIEF | 5            |
| PUBLIC SERVICE                 | 6            |
| PUBLIC WORKS CALL              | 2            |
| RADAR PATROL INCLUDING TRAINIG | 11           |
| RESIDENTIAL CHECK              | 25           |
| SEARCH CONDUCTED BY LAW AGNCY  | 3            |
| SERVE WARRANT                  | 4            |
| STRUCTURE FIRE EFD             | 1            |
| SUSPICIOUS CIRCUMSTANCES       | 5            |
| SUSPICIOUS PERSON              | 2            |
| SUSPICIOUS VEHICLE             | 10           |
| TRAFFIC STOP                   | 27           |
| TRAFFIC VIOLATION COMPLAINT    | 1            |
| TRESPASSING UNWANTED SUBJ      | 2            |
| UNAUTHORIZED USE               | 1            |
| WANTED PERSON                  | 1            |
| WEATHER REPORTS HAZARDS DAMAGE | 1            |
| WELL BEING CHECK               | 6            |

Total Calls for Month:

### Wesley Chapel Volunteer Fire Department

### Incident List by Incident Number

### Alarm Date Between $\left\{02/01/2014\right\}$ And $\left\{02/28/2014\right\}$

| Incident-Exp#               | Alm Date   | Alm Time | Location                  | Incident Type                    |
|-----------------------------|------------|----------|---------------------------|----------------------------------|
| $14-14\overline{00514-000}$ | 02/01/2014 | 16:03:21 | 1009 MAGNA LN /INDIAN TRA | 700 False alarm or false call, O |
| 14-1400515-000              | 02/01/2014 | 07:44:02 | 4901 WEDDINGTON RD /Weddi | 553 Public service               |
| 14-1400526-000              | 02/02/2014 | 06:06:06 | 824 UNDERWOOD RD /Matthew | 321 EMS call, excluding vehicle  |
| 14-1400528-000              | 02/02/2014 | 09:35:28 | 824 UNDERWOOD RD /Matthew | 321 EMS call, excluding vehicle  |
| 14-1400530-000              | 02/02/2014 | 13:40:52 | 116 JIM PARKER RD /Wesley | 321 EMS call, excluding vehicle  |
| 14-1400532-000              | 02/02/2014 | 16:43:34 | 1312 LOOK OUT CIR         |                                  |
| 14-1400533-000              | 02/02/2014 | 17:04:10 | 8811 WINGARD RD           | 700 False alarm or false call, O |
| 14-1400534-000              | 02/02/2014 | 17:05:40 | 4323 WEDDINGTON RD /Monro | 142 Brush or brush-and-grass mix |
| 14-1400542-000              | 02/03/2014 | 01:19:55 | 7710 RED OAKS             | 700 False alarm or false call, O |
| 14-1400544-000              | 02/03/2014 | 06:26:04 | 4010 THORNDALE RD /INDIAN |                                  |
| 14-1400546-000              | 02/03/2014 | 07:34:02 | 5903 DEAL RD /WEDDINGTON, |                                  |
| 14-1400548-000              | 02/03/2014 | 08:48:14 | 1208 FOXFIELD RD          |                                  |
| 14-1400558-000              | 02/04/2014 | 10:00:51 | 13639 PROVIDENCE RD /WEDD | 611 Dispatched & cancelled en ro |
| 14-1400572-000              | 02/05/2014 | 09:17:32 | 6002 CLOVER HILL RD /INDI |                                  |
| 14-1400574-000              | 02/05/2014 | 09:26:50 | 303 FOXWOOD LN            | 321 EMS call, excluding vehicle  |
| 14-1400577-000              | 02/05/2014 | 11:11:24 | 6002 CLOVER HILL RD /INDI |                                  |
| 14-1400581-000              | 02/05/2014 | 15:40:26 | 2705 LIBERTY HALL CT      |                                  |
| 14-1400582-000              | 02/04/2014 | 18:50:37 | 2825 CRANE RD             | 600 Good intent call, Other      |
| 14-1400583-000              | 02/05/2014 | 20:02:09 | 7825 STONEHAVEN DR        | 311 Medical assist, assist EMS c |
| 14-1400585-000              | 02/06/2014 | 09:12:57 | 220 LESTER DAVIS RD       | 321 EMS call, excluding vehicle  |
| 14-1400588-000              | 02/06/2014 | 16:44:29 | 5001 OXFORDSHIRE RD /Wedd | 700 False alarm or false call, O |
| 14-1400589-000              | 02/06/2014 | 22:47:04 | 8909 MAN OF WAR DR        |                                  |
| 14-1400598-000              | 02/07/2014 | 17:43:46 | 4901 WEDDINGTON RD /WEDDI |                                  |
| 14-1400603-000              | 02/07/2014 | 22:39:52 | 4900 HUDSON CHURCH RD /IN | 700 False alarm or false call, O |
| 14-1400604-000              | 02/07/2014 | 23:15:43 | 8902 HAMMERSLEY DR        | 611 Dispatched & cancelled en ro |
| 14-1400613-000              | 02/08/2014 | 15:05:31 | 8902 HAMMERSLEY DR        | 321 EMS call, excluding vehicle  |
| 14-1400619-000              | 02/08/2014 | 23:08:58 | 2311 LORD ANSON DR        | 321 EMS call, excluding vehicle  |
| 14-1400625-000              | 02/09/2014 | 05:54:42 | 514 CHASE PRARIE LN       |                                  |
| 14-1400627-000              | 02/09/2014 | 13:43:50 | 1221-BLK FARM CREEK RD /W |                                  |
| 14-1400628-000              | 02/09/2014 | 08:03:30 | 2620 CRANE RD             |                                  |
| 14-1400630-000              | 02/09/2014 | 17:38:06 | 904 Coachman DR           | 736 CO detector activation due t |
| 14-1400633-000              | 02/09/2014 | 18:37:14 | 9803 NEW TOWN RD & MARVIN |                                  |
| 14-1400637-000              | 02/10/2014 | 07:07:33 | 2009 ORBY /INDIAN TRAIL,  |                                  |
| 14-1400643-000              | 02/10/2014 | 14:31:59 | 320 REID DAIRY RD         | 321 EMS call, excluding vehicle  |
| 14-1400645-000              | 02/10/2014 | 19:43:07 | WESLEY CHAPEL RD & POTTER | 324 Motor Vehicle Accident with  |
| 14-1400664-000              | 02/12/2014 | 13:19:27 | 2703 CRICKET COVE         |                                  |
| 14-1400679-000              | 02/13/2014 | 05:16:23 | 1009 MAGNA LN /INDIAN TRA |                                  |
| 14-1400689-000              | 02/13/2014 | 12:40:55 | 1100 WAXHAW INDIAN TRAIL  |                                  |
| 14-1400691-000              | 02/13/2014 | 12:39:48 | 5816 DEAL RD /WEDDINGTON, | 500 Service Call, other          |
| 14-1400693-000              | 02/13/2014 | 13:15:35 | 3048 TALL OAKS CT /WEDDIN | 611 Dispatched & cancelled en ro |
| 14-1400694-000              | 02/13/2014 | 13:27:33 | 1216 APPLEGATE /WESLEY CH | 311 Medical assist, assist EMS c |
| 14-1400696-000              | 02/13/2014 | 13:57:09 | 3516 BANYAN WAY /MARVIN,  | 321 EMS call, excluding vehicle  |
| 14-1400698-000              | 02/13/2014 | 18:29:25 | WAXHAW MARVIN RD & NEW TO | 800 Severe weather or natural di |
| 14-1400709-000              | 02/14/2014 | 10:25:37 | 9425 BELMONT LN /MARVIN,  | 321 EMS call, excluding vehicle  |
| 14-1400712-000              | 02/14/2014 | 11:11:50 | 1312 LOOK OUT CIR         | 321 EMS call, excluding vehicle  |
|                             |            |          | 6201 LOWERGATE DR /WESLEY | 321 EMS call, excluding vehicle  |
|                             |            |          |                           | ~                                |

### Wesley Chapel Volunteer Fire Department

### Incident List by Incident Number

### Alarm Date Between $\left\{02/01/2014\right\}$ And $\left\{02/28/2014\right\}$

| Incident-Exp#  | Alm Date   | Alm Time | Location                  | Incident Type                    |
|----------------|------------|----------|---------------------------|----------------------------------|
| 14-1400719-000 | 02/15/2014 | 08:56:50 | WEDDINGTON RD & JIM PARKE | 700 False alarm or false call, O |
| 14-1400720-000 | 02/15/2014 | 10:06:10 | 1017 LAPARC LN /INDIAN TR | 700 False alarm or false call, O |
| 14-1400721-000 | 02/15/2014 | 11:13:14 | 4992 NEW TOWN RD          | 611 Dispatched & cancelled en ro |
| 14-1400724-000 | 02/15/2014 | 14:44:15 | 4309 WEDDINGTON RD /Monro | 130 Mobile property (vehicle) fi |
| 14-1400727-000 | 02/15/2014 | 19:12:42 | 1307 ROSEHILL DR          |                                  |
| 14-1400733-000 | 02/16/2014 | 10:46:22 | 350 HUGH CROCKER DR /WESL |                                  |
| 14-1400738-000 | 02/16/2014 | 14:40:28 | 9217 CLERKENWELL DR       | 736 CO detector activation due t |
| 14-1400746-000 | 02/17/2014 | 07:54:43 | 6603 BLACKWOOD LN /WESLEY | 611 Dispatched & cancelled en ro |
| 14-1400750-000 | 02/17/2014 | 11:46:17 | 5920 WEDDINGTON RD /WESLE | 511 Lock-out                     |
| 14-1400757-000 | 02/17/2014 | 14:51:37 | 3316 OAK BROOK DR /MARVIN |                                  |
| 14-1400758-000 | 02/17/2014 | 17:57:40 | 417 BELVEDERE LN          |                                  |
| 14-1400759-000 | 02/17/2014 | 18:28:10 | 3404 KENNINGTON DR /MONRO |                                  |
| 14-1400763-000 | 02/18/2014 | 08:15:21 | 521 CIRCLE TRACE RD /WESL | 735 Alarm system sounded due to  |
| 14-1400766-000 | 02/18/2014 | 13:54:19 | 2000 CRANE RD             | 142 Brush or brush-and-grass mix |
| 14-1400767-000 | 02/18/2014 | 14:49:37 | 1617 FUNNY CIDE DR        | 350 Extrication, rescue, Other   |
| 14-1400768-000 | 02/18/2014 | 16:14:22 | 920 WILLOUGHBY RD /MONROE | 143 Grass fire                   |
| 14-1400776-000 | 02/19/2014 | 02:17:44 | 1402 WYNHURST DR          | 111 Building fire                |
| 14-1400779-000 | 02/19/2014 | 08:42:40 | CUTHBERTSON RD & NEW TOWN | 131 Passenger vehicle fire       |
| 14-1400782-000 | 02/19/2014 | 12:16:04 | 4901 WEDDINGTON RD /WEDDI | 321 EMS call, excluding vehicle  |
| 14-1400796-000 | 02/20/2014 | 08:36:48 | 313 APPOMATOX DR /MARVIN, | 311 Medical assist, assist EMS c |
| 14-1400797-000 | 02/20/2014 | 07:51:32 | 2023 APPLEBROOK DR /WESLE | 321 EMS call, excluding vehicle  |
| 14-1400804-000 | 02/20/2014 | 19:29:15 | 9005 LONGVIEW CLUB DR     |                                  |
| 14-1400809-000 | 02/21/2014 | 09:05:54 | 6350 WEDDINGTON RD /WESLE |                                  |
| 14-1400813-000 | 02/21/2014 | 13:47:32 | 9006 DARTINGTON LN        |                                  |
| 14-1400821-000 | 02/22/2014 | 05:14:32 | 5607 WEDDINGTON RD /MATTH | 700 False alarm or false call, O |
| 14-1400822-000 | 02/22/2014 | 05:55:01 | 5607 WEDDINGTON RD /MATTH | 700 False alarm or false call, O |
| 14-1400823-000 | 02/22/2014 | 09:12:28 | 8703 BEAMINSTER PL        |                                  |
| 14-1400833-000 | 02/23/2014 | 04:01:21 | 910 HOUSTON DR /WESLEY CH |                                  |
| 14-1400834-000 | 02/23/2014 | 10:04:03 | 409 PEMBROKE LN           | 311 Medical assist, assist EMS c |
| 14-1400837-000 | 02/23/2014 | 12:23:37 | 5799 NEW TOWN RD & WAXHAW |                                  |
| 14-1400843-000 | 02/23/2014 | 15:27:53 | 5003 SYMPHONY LN /INDIAN  |                                  |
| 14-1400846-000 | 02/23/2014 | 18:27:59 | 2021 GLENHAVEN DR         |                                  |
| 14-1400850-000 | 02/24/2014 | 04:54:26 | 2517 WHITE THORN LN       | 100 Fire, Other                  |
| 14-1400858-000 | 02/24/2014 | 15:49:39 | 622 SPRINGWOOD DR         |                                  |
| 14-1400869-000 | 02/25/2014 | 09:15:42 | 8515 REA RD               | 500 Service Call, other          |
| 14-1400871-000 | 02/25/2014 | 12:28:28 | 511 CIRCLE TRACE RD /Wesl | 321 EMS call, excluding vehicle  |
| 14-1400872-000 | 02/25/2014 | 14:18:05 | 2999 JULIAN GLEN CIR & BA |                                  |
| 14-1400877-000 | 02/25/2014 | 16:48:03 | 1200 WILLOW OAKS /Wedding | 700 False alarm or false call, O |
| 14-1400879-000 | 02/25/2014 | 18:35:27 | 7799 NEW TOWN RD & ENNIS  |                                  |
| 14-1400881-000 | 02/25/2014 | 20:45:35 | 8209 VICTORIA LAKE DR     |                                  |
| 14-1400887-000 | 02/26/2014 | 13:18:31 | 4399 WESLEY CHAPEL RD & W |                                  |
| 14-1400889-000 | 02/26/2014 | 16:08:08 | 4901 WEDDINGTON RD /WEDDI |                                  |
| 14-1400890-000 | 02/26/2014 | 15:39:45 | 1037 SHERRINGHAM WAY /Wed | 412 Gas leak (natural gas or LPG |
| 14-1400891-000 | 02/26/2014 | 17:19:16 | 5003 W HWY 74 /INDIAN TRA |                                  |
| 14-1400903-000 | 02/27/2014 | 16:30:19 | 1528 S PROVIDENCE RD      | 745 Alarm system activation, no  |
| 14-1400906-000 | 02/27/2014 | 18:36:53 | 762 LOCHAVEN RD /Weddingt | 311 Medical assist, assist EMS c |
|                |            |          | _                         |                                  |

### Wesley Chapel Volunteer Fire Department

### Incident List by Incident Number

Alarm Date Between  $\left\{02/01/2014\right\}$  And  $\left\{02/28/2014\right\}$ 

| Incident-Exp#  | Alm Date   | Alm Time | Location                  | Incident Type                   |
|----------------|------------|----------|---------------------------|---------------------------------|
| 14-1400909-000 | 02/27/2014 | 18:24:37 | 4901 WEDDINGTON RD /WEDDI | 381 Rescue or EMS standby       |
| 14-1400911-000 | 02/27/2014 | 20:58:36 | 310 ROYAL CRESCENT LN     | 321 EMS call, excluding vehicle |

Total Incident Count 94

### Town of Weddington

February, 2014

### Wesley Chapel Fire Department Responses

Fire Districts PV4, PV5, PV7 and PV8

| INCIDENT TYPE                   | TOTAL CALLS |
|---------------------------------|-------------|
| ACCIDENT PROPERTY DAMAGE NO EMD | 1           |
| CARBON MONOXIDE ALARM EFD       | 1           |
| CHEST PAIN EMD                  | 1           |
| CITIZEN ASSIST                  | 1           |
| FIRE ALARM COMMERICAL EFD       | 1           |
| FIRE STANDBY                    | 2           |
| GAS LEAK EFD                    | 2           |
| OUTSIDE FIRE EFD NONBRUSH       | 1           |
| SICK PERSON EMD                 | 1           |
| SUICIDE ATTEMPT EMD             | 1           |
| TRAUMATIC INJURIES EMD          | 1           |
| UNCONSCIOUS FAINTING EMD        | 1           |
|                                 |             |
|                                 |             |
|                                 |             |
| TOTAL                           | 14          |

Wesley Chapel VFD responded to 16 total incidents in the Town of Weddington in February. There was 1 fire alarm and 1 structure fire for mutual aid.

### TOWN OF WEDDINGTON REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2013-2014

fl141r07

02/01/2014 TO 02/28/2014

|  | CURRENT PERIOD     | YEAR-TO-DATE | <b>BUDGETED</b> | % BUDGET REM |
|--|--------------------|--------------|-----------------|--------------|
| REVENUE:                                 |                    |              |                 |              |
| 10-3101-110 AD VALOREM TAX - CURRENT     | 6,731.95           | 943,555.56   | 975,000.00      | 3            |
| 10-3102-110 AD VALOREM TAX - 1ST PRIOR Y |                    | 6,966.92     | 7,000.00        | 0            |
| 10-3103-110 AD VALOREM TAX - NEXT 8 YRS  | 220.03             | 3,920.76     | 1,000.00        | -292         |
| 10-3110-121 AD VALOREM TAX - MOTOR VEH   | H 6,690.28         | 56,097.31    | 60,000.00       | 7            |
| 10-3115-180 TAX INTEREST                 | 31.19              | 632.27       | 2,250.00        | 72           |
| 10-3231-220 LOCAL OPTION SALES TAX REV   | - 23,166.53        | 136,205.92   | 156,000.00      | 13           |
| 10-3322-220 BEER & WINE TAX              | 0.00               | 0.00         | 43,350.00       | 100          |
| 10-3324-220 UTILITY FRANCHISE TAX        | 0.00               | 205,576.22   | 407,000.00      | 49           |
| 10-3340-400 ZONING & PERMIT FEES         | 2,575.00           | 21,742.50    | 10,000.00       | -117         |
| 10-3350-400 SUBDIVISION FEES             | 0.00               | 58,400.00    | 2,000.00        | -2,820       |
| 10-3830-891 MISCELLANEOUS REVENUES       | 100.00             | 2,025.00     | 1,500.00        | -35          |
| 10-3831-491 INVESTMENT INCOME            | -317.60            | 2,912.07     | 13,000.00       | 78           |
| TOTAL REVENUE                            | 39,385.07          | 1,438,034.53 | 1,678,100.00    | 14           |
| AFTER TRANSFERS                          | 39,385.07          | 1,438,034.53 | 1,678,100.00    |              |
| 4110 GENERAL GOVERNMENT                  |                    |              |                 |              |
| EXPENDITURE:                             |                    |              |                 |              |
| 10-4110-126 FIRE DEPT SUBSIDIES          | 68,568.75          | 507,600.00   | 752,625.00      | 33           |
| 10-4110-127 FIRE DEPARTMENT GRANT        | 0.00               | 0.00         | 80,000.00       | 100          |
| 10-4110-128 POLICE PROTECTION            | 0.00               | 242,888.00   | 240,000.00      | -1           |
| 10-4110-192 ATTORNEY FEES                | 7,599.43           | 48,338.25    | 90,000.00       | 46           |
| 10-4110-195 ELECTION EXPENSE             | 0.00               | 7,673.21     | 11,000.00       | 30           |
| 10-4110-340 EVENTS & PUBLICATIONS        | 2,692.56           | 4,664.17     | 5,500.00        | 15           |
| 10-4110-341 WEDDINGTON FESTIVAL          | -66.00             | 29.60        | 10,000.00       | 100          |
| 10-4110-342 HOLIDAY/TREE LIGHTING        | 0.00               | 4,262.57     | 6,240.00        | 32           |
| 10-4110-343 EASTER EGG HUNT              | 0.00               | 136.49       | 500.00          | 73           |
| 10-4110-344 OTHER COMMUNITY EVENTS       | 0.00               | 0.00         | 510.00          | 100          |
| 10-4110-495 OUTSIDE AGENCY FUNDING       | 0.00               | 0.00         | 3,600.00        | 100          |
| TOTAL EXPENDITURE                        | 78,794.74          | 815,592.29   | 1,199,975.00    | 32           |
| BEFORE TRANSFERS                         | -78,794.74         | -815,592.29  | -1,199,975.00   |              |
| AFTER TRANSFERS                          | -78,794.74         | -815,592.29  | -1,199,975.00   |              |
| 4120 ADMINISTRATIVE                      | -10,174.14         | -013,372.27  | -1,177,773.00   |              |
| EXPENDITURE:                             |                    |              |                 |              |
| 10-4120-121 SALARIES - CLERK             | 5,925.96           | 50,288.00    | 73,500.00       | 32           |
| 10-4120-123 SALARIES - TAX COLLECTOR     | 3,039.20           | 27,137.29    | 43,500.00       | 38           |
| 10-4120-124 SALARIES - FINANCE OFFICER   | 1,431.88           | 9,344.40     | 11,250.00       | 17           |
| 10-4120-125 SALARIES - MAYOR & TOWN CO   |                    | 15,050.00    | 25,200.00       | 40           |
| 10-4120-181 FICA EXPENSE                 | 952.21             | 7,737.62     | 13,000.00       | 40           |
| 10-4120-182 EMPLOYEE RETIREMENT          | 1,358.22           | 11,736.74    | 16,500.00       | 29           |
| 10-4120-183 EMPLOYEE INSURANCE           | 0.00               | 12,341.00    | 21,000.00       | 41           |
| 10-4120-184 EMPLOYEE LIFE INSURANCE      | 0.00               | 208.88       | 400.00          | 48           |
| 10-4120-185 EMPLOYEE S-T DISABILITY      | 0.00               | 168.00       | 325.00          | 48           |
| 10-4120-191 AUDIT FEES                   | 0.00               | 8,000.00     | 8,900.00        | 10           |
| 10-4120-193 CONTRACT LABOR               | 1,105.00           | 1,105.00     | 5,000.00        | 78           |
| 10-4120-200 OFFICE SUPPLIES - ADMIN      | 147.61             | 5,240.02     | 17,000.00       | 69           |
| 10-4120-210 PLANNING CONFERENCE          | 829.46             | 829.46       | 1,000.00        | 17           |
| 10-4120-321 TELEPHONE - ADMIN            | 244.30             | 1,795.38     | 4,000.00        | 55           |
| 10-4120-325 POSTAGE - ADMIN              | 0.00               | 1,352.73     | 4,200.00        | 68           |
| 10-4120-331 UTILITIES - ADMIN            | 11.37              | 1,791.75     | 4,725.00        | 62           |
| LESLIE                                   | 03/05/2014 9:03:40 | AM           |                 | Page 1       |

### TOWN OF WEDDINGTON REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

| REVENUE & EXPENDIT  | OKE STATEN          | MENT DI DEFAN          | I MILINI               |              |
|---|---------------------|------------------------|------------------------|--------------|
| FY 2013-2014  |                     |                        |                        |              |
|   | /01/2014 TO 02/28   |                        |                        |              |
| <del></del>   | RRENT PERIOD        | YEAR-TO-DATE           | BUDGETED               | % BUDGET REM |
| 10-4120-351 REPAIRS & MAINTENANCE - BUIL                                    | 0.00                | 10,767.20              | 38,000.00              | 72           |
| 10-4120-352 REPAIRS & MAINTENANCE - EQU                                     | 484.60              | 43,640.83              | 55,000.00              | 21<br>35     |
| 10-4120-354 REPAIRS & MAINTENANCE - GRO                                     | 7,715.00            | 29,684.80              | 46,000.00              | 74           |
| 10-4120-355 REPAIRS & MAINTENANCE - PES                                     | 0.00                | 330.00                 | 1,250.00               | 54           |
| 10-4120-356 REPAIRS & MAINTENANCE - CUS<br>10-4120-370 ADVERTISING - ADMIN  | 500.00<br>37.70     | 2,900.00<br>752.64     | 6,250.00<br>1,000.00   | 25           |
| 10-4120-370 ADVERTISING - ADMIN<br>10-4120-397 TAX LISTING & TAX COLLECTION | 23.92               | 157.62                 | 1,000.00               | 84           |
| 10-4120-490 ADMINISTRATIVE:TRAINING   | 0.00                | 3,182.00               | 4,100.00               | 22           |
| 10-4120-400 ADMINISTRATIVE.TRAINING   | 549.79              | 5,472.17               | 6,500.00               | 16           |
| 10-4120-410 ADMINISTRATIVE.TRAVEL<br>10-4120-450 INSURANCE                  | 210.18              | 11,521.38              | 14,360.00              | 20           |
| 10-4120-491 DUES & SUBSCRIPTIONS  | 0.00                | 12,705.00              |                        | 40           |
|   | 0.00                |                        | 21,000.00              | 76           |
| 10-4120-498 GIFTS & AWARDS  |                     | 364.23                 | 1,500.00               | 0            |
| 10-4120-499 MISCELLANEOUS<br>TOTAL EXPENDITURE                              | 388.75<br>27,055.15 | 3,508.65<br>279,112.79 | 3,500.00<br>448,960.00 | 38           |
| TOTAL EXPENDITURE   | 27,033.13           | 279,112.79             | 448,900.00             | 38           |
| BEFORE TRANSFERS  | -27,055.15          | -279,112.79            | -448,960.00            |              |
| AFTER TRANSFERS   | -27,055.15          | -279,112.79            | -448,960.00            |              |
| 4130 PLANNING & ZONING  |                     |                        |                        |              |
| EXPENDITURE:  |                     |                        |                        |              |
| 10-4130-121 SALARIES - ZONING ADMINISTR                                     | 1,963.96            | 38,684.47              | 65,500.00              | 41           |
| 10-4130-122 SALARIES - ASST ZONING ADMIN                                    | 218.79              | 1,535.64               | 2,500.00               | 39           |
| 10-4130-123 SALARIES - RECEPTIONIST   | 1,468.80            | 13,487.90              | 21,500.00              | 37           |
| 10-4130-124 SALARIES - PLANNING BOARD                                       | 1,250.00            | 10,800.00              | 17,500.00              | 38           |
| 10-4130-125 SALARIES - SIGN REMOVAL   | 369.91              | 3,333.16               | 5,000.00               | 33           |
| 10-4130-181 FICA EXPENSE - P&Z  | 403.26              | 5,189.81               | 11,700.00              | 56           |
| 10-4130-182 EMPLOYEE RETIREMENT - P&Z                                       | 520.07              | 7,912.84               | 12,700.00              | 38           |
| 10-4130-183 EMPLOYEE INSURANCE  | 0.00                | 12,954.87              | 22,500.00              | 42           |
| 10-4130-184 EMPLOYEE LIFE INSURANCE   | 0.00                | 161.56                 | 325.00                 | 50           |
| 10-4130-185 EMPLOYEE S-T DISABILITY   | 0.00                | 72.00                  | 215.00                 | 67           |
| 10-4130-193 CONSULTING  | -7,304.25           | 3,091.40               | 5,000.00               | 38           |
| 10-4130-194 CONSULTING - COG  | 0.00                | 900.00                 | 5,000.00               | 82           |
| 10-4130-200 OFFICE SUPPLIES - PLANNING &                                    | 0.00                | 3,549.49               | 5,000.00               | 29           |
| 10-4130-201 ZONING SPECIFIC OFFICE SUPPLI                                   | 0.00                | 0.00                   | 2,500.00               | 100          |
| 10-4130-215 HISTORIC PRESERVATION   | 0.00                | 0.00                   | 500.00                 | 100          |
| 10-4130-220 TRANSPORTATION & IMPROVEM                                       | 0.00                | 0.00                   | 9,000.00               | 100          |
| 10-4130-321 TELEPHONE - PLANNING & ZONI                                     | 244.31              | 1,795.46               | 4,000.00               | 55           |
| 10-4130-325 POSTAGE - PLANNING & ZONING                                     | 0.00                | 1,356.34               | 4,200.00               | 68           |
| 10-4130-331 UTILITIES - PLANNING & ZONING                                   | 11.36               | 1,816.91               | 4,725.00               | 62           |
| 10-4130-370 ADVERTISING - PLANNING & ZON                                    | 37.70               | 543.26                 | 1,000.00               | 46           |
| TOTAL EXPENDITURE   | -816.09             | 107,185.11             | 200,365.00             | 47           |
| BEFORE TRANSFERS  | 816.09              | -107,185.11            | -200,365.00            |              |
| A LYDED TED A NIGEED O  | 016.00              | 107 107 11             | 200 265 00             |              |

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AFTER TRANSFERS

GRAND TOTAL

816.09

-65,648.73

-107,185.11

236,144.34

-200,365.00

-171,200.00

### TOWN OF WEDDINGTON BALANCE SHEET

FY 2013-2014 PERIOD ENDING: 02/28/2014

10

### **ASSETS**

| ASSETS<br>10-1120-000 | TRINITY CHECKING ACCOUNT            |                 | 713,685.53   |        |
|-----------------------|-------------------------------------|-----------------|--------------|--------|
| 10-1120-001           | TRINITY MONEY MARKET                |                 | 1,183,356.33 |        |
|                       | CITIZENS SOUTH CD'S                 |                 | 514,703.59   |        |
| 10-1170-000           | NC CASH MGMT TRUST                  |                 | 530,083.10   |        |
| 10-1211-001           | A/R PROPERTY TAX                    |                 | 67,915.62    |        |
| 10-1212-001           | A/R PROPERTY TAX - 1ST YEAR PRIOR   |                 | 9,178.47     |        |
| 10-1212-002           | A/R PROPERTY TAX - NEXT 8 PRIOR YRS |                 | 8,998.69     |        |
| 10-1232-000           | SALES TAX RECEIVABLE                |                 | 478.04       |        |
| 10-1610-001           | FIXED ASSETS - LAND & BUILDINGS     |                 | 828,793.42   |        |
| 10-1610-002           | FIXED ASSETS - FURNITURE & FIXTURES |                 | 14,022.92    |        |
| 10-1610-003           | FIXED ASSETS - EQUIPMENT            |                 | 128,527.48   |        |
| 10-1610-004           | FIXED ASSETS - INFRASTRUCTURE       |                 | 26,851.01    |        |
|                       |                                     | TOTAL ASSETS    | 4,026,594.20 |        |
|                       | LIABILITIE                          | S & EQUITY      |              |        |
| LIABILITIES           | DOND DEDOCKEDA VA DI E              |                 | 249 202 40   |        |
|                       | BOND DEPOSIT PAYABLE                |                 | 248,202.40   |        |
| 10-2155-000           | HEALTH INSURANCE PAYABLE            |                 | -3,574.00    |        |
| 10-2156-000           | LIFE INSURANCE PAYABLE              |                 | -52.92       |        |
| 10-2620-000           | DEFERRED REVENUE - DELQ TAXES       |                 | 9,178.47     |        |
| 10-2625-000           | DEFERRED REVENUE - CURR YR TAX      |                 | 67,915.62    |        |
| 10-2630-000           | DEFERRED REVENUE-NEXT 8             |                 | 8,998.69     |        |
|                       | TO                                  | TAL LIABILITIES | 330,668.26   |        |
|                       |                                     |                 |              |        |
| EQUITY<br>10-2620-001 | FUND BALANCE - UNASSIGNED           |                 | 1,893,586.77 |        |
| 10-2620-003           | FUND BALANCE-ASSIGNED               |                 | 568,000.00   |        |
| 10-2620-004           | FUND BALANCE-INVEST IN FIXED ASSETS |                 | 998,194.83   |        |
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### TOWN OF WEDDINGTON **BALANCE SHEET**

FY 2013-2014 PERIOD ENDING: 02/28/2014

10

10-2620-005 CURRENT YEAR EQUITY YTD 8,940.20

CURRENT FUND BALANCE - YTD NET REV 236,144.34

> TOTAL EQUITY 3,704,866.14

TOTAL LIABILITIES & FUND EQUITY 4,035,534.40

### TOWN OF WEDDINGTON BALANCE SHEET

FY 2013-2014 PERIOD ENDING: 02/28/2014

10

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### TOWN OF WEDDINGTON

### **MEMORANDUM**

**TO:** Mayor and Town Council

**FROM:** Kim Woods, Tax Collector

**DATE:** March 10, 2014

**SUBJECT:** Monthly Report – February 2014

|  | I   |
|--|---|
| Transactions:  |   |
| Balance Adjustment                                   | \$(49.30)   |
| Penalty and Interest Payments                        | \$(57.27)   |
| Refunds  | \$192.52  |
| Interest Charges                                     | \$532.13  |
| Overpayment  | \$(7.51)  |
|  |   |
|  |   |
| Taxes Collected:                                     |   |
| 2008   | \$(51.79)   |
| 2009   | \$(15.13)   |
| 2010   | \$(21.93)   |
| 2011   | \$(131.18)  |
| 2012   | \$(187.69)  |
| 2013   | \$(6724.44)   |
| As of February 28, 2014; the following               | owing taxes remain  |
| Outstanding:   |   |
| 2002   | \$82.07   |
| 2003   | φο <b>Ξί</b> οι   |
| 2003   | \$129.05  |
| 2004   | · ·   |
|  | \$129.05  |
| 2004   | \$129.05<br>\$122.90  |
| 2004<br>2005   | \$129.05<br>\$122.90<br>\$252.74  |
| 2004<br>2005<br>2006                                 | \$129.05<br>\$122.90<br>\$252.74<br>\$56.80   |
| 2004<br>2005<br>2006<br>2007                         | \$129.05<br>\$122.90<br>\$252.74<br>\$56.80<br>\$144.42   |
| 2004<br>2005<br>2006<br>2007<br>2008                 | \$129.05<br>\$122.90<br>\$252.74<br>\$56.80<br>\$144.42<br>\$1456.08  |
| 2004<br>2005<br>2006<br>2007<br>2008<br>2009         | \$129.05<br>\$122.90<br>\$252.74<br>\$56.80<br>\$144.42<br>\$1456.08<br>\$1586.05                           |
| 2004<br>2005<br>2006<br>2007<br>2008<br>2009<br>2010 | \$129.05<br>\$122.90<br>\$252.74<br>\$56.80<br>\$144.42<br>\$1456.08<br>\$1586.05<br>\$1905.68              |
| 2004<br>2005<br>2006<br>2007<br>2008<br>2009<br>2010 | \$129.05<br>\$122.90<br>\$252.74<br>\$56.80<br>\$144.42<br>\$1456.08<br>\$1586.05<br>\$1905.68<br>\$3262.90 |