

**SPECIAL TOWN COUNCIL MEETING
6:00 p.m. – 7:00 p.m. – PUBLIC COMMENT PERIOD FOR INDIVIDUALS WISHING TO
SPEAK REGARDING THE TOWN UPDATING THE LAND USE PLAN**

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MARCH 11, 2013 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA**

Prayer – Mayor Walker F. Davidson

1. Call to Order
2. Pledge of Allegiance
3. Determination of Quorum
4. Public Comments
5. Additions, Deletions and/or Adoption of the Agenda
6. Approval of Minutes
 - A. January 31, 2013 Special Town Council Work Session
 - B. February 11, 2013 Special Town Council Meeting
 - C. February 11, 2013 Regular Town Council Meeting
 - D. February 13, 2013 Special Town Council Work Session
 - E. February 22, 2013 Special Town Council Meeting Retreat
 - F. February 25, 2013 Special Town Council and Planning Board Work Session
7. Consent Agenda
 - A. Consideration of Participating in the Urban Archery Season for 2014
 - B. Consideration of Reducing the Road Performance Bond for Lake Forest Preserve 2B
 - C. Consideration of Releasing the Road Performance Bond for Lake Forest Preserve IA and IB
 - D. Consideration of Approval of the SR-2 Resolution for Chickadee Court in the Weddington Heights Subdivision to be Added to the NCDOT State Maintained Secondary Road System
8. Public Hearing and Consideration of Public Hearing
 - A. Public Hearing - Review of Proposed Text Amendments to Section 58-60 – M-X Review Process
 - B. Consideration of Ordinance Adopting Proposed Text Amendment to Section 58-60 – M-X Review Process
9. Old Business
 - A. Update on Water Tower Location – Mayor Davidson
 - B. Land Use Plan Update and Consideration of Calendar Revisions – Mayor Davidson
10. New Business

- A. Consideration of Capital Improvement Plan Payment of \$50,000 to Providence VFD – Mayor Davidson
- B. Discussion of Providence VFD Capital Improvement Plan Completion – Mayor Davidson
- C. Review and Consideration of the Final Plat for Bromley, Map 6 - Staff
- D. Consideration of Funding GIS Upgrade - Staff
- E. Discussion and Consideration of Scheduling YMCA Presentation – Mayor Davidson
- F. Update on Renewing Annexation Agreement with the City of Charlotte, Village of Marvin and Town of Stallings – Staff
- G. Discussion and Consideration of Town Hall Electrical Inspection Report

11. Update from Town Planner

12. Update from Town Administrator

13. Public Safety Report

14. Update from Finance Officer and Tax Collector

15. Transportation Report

16. Council Comments

17. Adjournment

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL WORK SESSION
THURSDAY, JANUARY 31, 2013 – 4:00 P.M.
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Special Work Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on January 31, 2013, with Mayor Walker F. Davidson presiding.

Present: Mayor Walker F. Davidson, Mayor Pro Tem Daniel Barry, Councilmembers Werner Thomisser, Pamela Hadley and Barbara Harrison, Town Planner Jordan Cook

Absent: None

Visitors: Bill Price, Joyce Helms, Reece Gibson, Bill Deter, Paisley Gordon and Wesley S. Hinson

Item No. 1. Open the Meeting. Mayor Walker F. Davidson called the January 31, 2013 Special Town Council Work Session to order at 4:00 p.m. There was a quorum.

Item No. 2. Public Comment Period. Mr. Reece Gibson spoke to the Council regarding several proposed ideas for his property located at Lester Davis and Highway 84.

Mr. Bill Price urged Council to be very cautious in their update to the Land Use plan. He showed an article from 28 years ago discussing items similar to what the Council is discussing now. He stated, “No changes have been made in a lot of them. A lot of the issues that have been presented could be better served by the developers or the homeowners associations. If we approve these things, think about the cost of the upkeep and we are going to be paying for it for the rest of our lives. The majority of the people that responded to the survey have only lived in Weddington less than 10 years. I intend to live the rest of my life here. Think about these things before you change our plan drastically.”

Item No. 3. Discussion and Possible Action Relative to Updating the 2002 Land Use Plan. The Council discussed possible dates for upcoming meetings regarding the Land Use Plan. Councilmember Thomisser discussed an email he received regarding a citizen’s inability to make a 4:00 p.m. meeting because of work and questioned whether the Council needed to schedule the meetings later in the day. Mayor Davidson advised that there were several night meetings planned and a couple of Saturday meetings to allow public comment.

Proposed Meeting Schedule

- February 11 - 6 to 7 p.m. (Public Comment Period)
- February 11 – 7 p.m. (Attorney Fox to review with Council protected language/text and to advise whether an expiration date is needed in the Land Use Plan.)
- February 13 – 4 to 6 p.m. – Review Factual Information for Chapters 1 through 5 of the LUP, Councilmembers develop preliminary vision map and Public Comment Period
- February 22 – Discuss Land Use Plan at Retreat
- February 23 – Open House Meeting to receive Public Comment from 9 a.m. to 12 p.m.
- February 25 and March 25 – Possible Joint Meetings with the Planning Board beginning at 5:30 p.m.
- March 16 – Open House Meeting to receive Public Comment from 9 a.m. to 12 p.m.

Council asked that the following item be added to the February 11 Regular Town Council Meeting agenda – Review and Consideration of Extending the Expiration Date of the Land Use Plan to April 8, 2013.

Item No. 4. Discussion and Consideration of Planning Board's Role in Reviewing and Updating Land Use Plan. Chairman Dorine Sharp advised that the Planning Board had discussed having different members attend the Council's workshops to have representation. Councilwoman Harrison advised that members of the Planning Board had knowledge of the history of the Town and she would like to have them help the Council in that area of how the 2002 Land Use Plan was developed. She stated, "It says every year that the Planning Board would review the Land Use Plan to make sure it is still in compliance. I know that some changes were made in 2006 and 2011 but I would like to see this plan not become so outdated."

Ms. Sharp - I think that is up to the Town Council on how often you would like the plan reviewed.

Mayor Pro Tem Barry – This is a vision document and every year it is incumbent on the Planning Board to call to the Council's attention items that impact the Land Use Plan such as changes in regulations or General Statutes.

It was discussed that text may need to be added to the Planning Board's Rules of Procedures to include a yearly review of the Land Use Plan. Council asked that the Planning Board determine a list of items that the Town Council needs to know regarding the process for updating the Land Use Plan.

Council asked that any time the language for the Land Use Plan is being discussed that Dorine Sharp, Rob Dow and Jim Vivian try to attend the meeting.

Item No. 5. Discussion of Land Use Map Vision by each Councilmember. Mayor Davidson advised that each Councilmember was given a map and was asked to give their vision of how they see the Town over the next five to ten years.

Mayor Pro Tem Barry - I really struggled with this. I have been educated that you always draft the vision document and then apply. I think we are ahead of ourselves.

Councilwoman Hadley - I am going to have to agree with that as well. I would love to see the road from the activity center extended to Weddington-Matthews Road. I need feedback from the public. The only things that I can definitely commit to are three locations for possible substations for the fire department. I can circle those right now. Other than that road and the three substations I am at a loss to go any further.

Councilmember Thomisser asked Ms. Hadley to give some background on the substations.

Councilwoman Hadley – If this is a 10-year plan it behooves us to look at three locations. In talking with the Department of Insurance they have recommended to me to go out 2 ½ to 3 miles from Providence VFD and look at locations for substations. The trend is to now, because of response times, to have stations three miles apart instead of five miles apart. The more population growth you have the more important it is to have smaller stations as opposed to a bigger station to reduce response times. I met with Providence and we looked at three locations. Those locations would put us in line for the fire service to go along with the population of Weddington. I would say probably the first one that would be needed to be considered is around the Beulah Church and Antioch Church Road Intersection. The second site located at Rea Road and Providence Road and the third site on Highway 84 probably at the Rea Road Extension area. I want to bookmark these areas in the Land Use Plan.

Councilmembers talked about how public safety ranked in the survey results.

Councilwoman Harrison – I had difficulty with this. Where do I see the Town in five to 10 years? I feel like I do not have the data to do this at this time. I do not know the projection of our growth. I do not want to do parcel specific.

Councilmember Thomisser - I kept looking at the survey which said preservation of open space was 94%. We have had discussions recently with property owners that have come in and said that they have the right to sell their property. If they are approached by a developer that wants to develop either R-40 or R-CD they have the right to do that – of course it has to go through the process. If they want to go beyond that and get into mixed use that is a different story. We have to weigh that relative to what the citizens want. It is the Planning Board and Town Council's role to determine whether that works or does not work based on the survey and to handle each one on an individual basis as opposed to identifying which parts should be commercial. I want the property owner to present their creative ideas to the Town and we ultimately decide whether that is good or not.

Mayor Pro Tem Barry advised that he does not want to eliminate creativity by landowners.

Councilwoman Harrison felt that the Town needed to develop more land use boxes first.

Mayor Pro Tem Barry felt that the Council could get a developer or planner to come in and discuss the process of getting an option on a property.

Mayor Davidson discussed his map with the Town Council and advised that the intent of the exercise was to get a starting point. He advised that he went through the survey and asked has Weddington changed significantly? Based on the survey results, 97.6% say Weddington is an excellent or good place to live. They are happy with the place. On the survey, keep low taxes was 59.3%. The towns that have more commercial than we do have a higher tax rate than we do. I want to support the one house per acre. One issue that is being discussed is age-based communities. I am fine with age-based communities but I think the best way to do that is through R-CD but I do not want to break the one house per acre zoning. The greenway issue is a dead issue with me because of how people answered that they want to keep taxes low in Weddington. The Town Council is not preventing a restaurant. We have never turned down a restaurant. Additional zoning of commercial would provide more opportunity. You have to have more density to survive as a restaurant. The survey lists the adverse effects to Weddington would be higher density and that is why I want to keep to one house per acre. Traffic congestion – the more commercial development (if it is successful) the more transportation congestion. Increased large scale retail – I think no one here is taking about that. When you talk to developers some of the prices that are being asked for these properties is going to make it difficult to do these small specialty shops. It is going to be a lot of money to buy these properties. What is important is keeping a low tax rate, public safety, preserve open space, low density residential development which I hope we can define as one house per acre.

Councilwoman Harrison - That is not what I am getting when I talk to people. We have to have a discussion. We had a discussion about the survey. I would not say it is valid. I agree it is what it is. It is only 10% of the population. There are reasons that people are not filling out the survey.

Mayor Davidson - I would like Weddington to stay a residential community with one house per acre lots; R-CD is fine with age based communities in R-CD. Keep Highway 16 flowing to Highway 485. I know we cannot control population growth and burden from that on the roads. I would like for us to start looking at buffers and how to change from residential to commercial. I enjoy the fact that when you come into Weddington from other areas, you see you are in Weddington - you do not need a marker. That is my vision of Weddington at this point.

Mayor Pro Tem Barry – Right now it is a buyer's market. As land prices escalate, it is going to almost be prohibitive because you cannot make the performance for a mixed use development work. I think we need to be careful as we continue to look at our one house per acre zoning and what is the impact that it has on the roads, water and sewer, schools and green space.

Mayor Davidson - I think the number of houses built in Weddington will not be altered whether we do commercial or no commercial. If we bite on this age based housing – we can't protect that if the developer goes bankrupt that these homes will still only be for active senior adult housing. We are not the ones building up the schools like other towns.

Councilwoman Harrison - I think the difference is what is being built. When I first bought my property in 2002, Providence Road was considered the million dollar mile. No house in my neighborhood was less than \$1 million. Bromley went bankrupt and there were \$1 million homes in there but now \$500,000 houses will be there as well. We are seeing the lower economic housing coming in.

Mayor Davidson – It is lower relative to Weddington?

Councilwoman Harrison – The congestion of traffic is not a result of commercial but we have a younger population that is taking their children everywhere. That is what I struggle with. When you talk to the landowners such as Buffy Crothers she said it is nice that people want green space but guess what that is costing her. She just bought a house in Sun City because there is no where for her to go in Weddington. We are squeezing out a certain population.

Mayor Davidson - We are squeezing out a lot of the population and the people that can come here moved here for a reason. From the investment standpoint everybody has the right to get the most out of their property. We are not hurting their rights. There have been some here forever and then there are the speculators. It is not our job to maximize the value of their property. We have the right to tell people what they can or cannot do with their property. There are two sets of people. This is the side that I am on. There is a different set of people out there. This is my map.

Councilwoman Harrison - I don't want everything commercial but I am being a little bit more realistic.

Mayor Davidson - I am being unrealistic?

Councilwoman Harrison - No I am not saying that. Maybe the word is I am more pragmatic. People do not know where the borders are. To say that we are never going to make something that is abutting up to commercial - commercial because no one is going to want to live across from "x".

Mayor Davidson - That is the place of the buffer – then someone is not going to want to live beside that. How are you going to transition from those areas?

Councilwoman Hadley - I would hope that there is not a huge attitude that once I am done with my acre I can move down to Charleston. I moved here and raised my family here. I am hearing something unique – it is a small community that incorporates small retail that has a buffer with small density homes on the outskirts and has the green space and the one acre lots that is all incorporated into something that is unique and high end and not like anything around us. Those are the ideas I have. Growth is going to come in. I want the growth to be unique and different. It would be nice to have some unique opportunities that incorporate some diversity. Buffy cried when we talked about that our firemen and deputies cannot afford to live in Weddington. I think it is sad that we have nothing to offer them to be able to live where they work. I think it is sad to tell empty nesters you have done your deal with Weddington. We are not going to provide you with any place to go.

Mayor Davidson – When did we say that?

Councilwoman Hadley - You say we pushed out a lot of people. If we do not provide for them then they will be gone.

Mayor Davidson - Why can't you go to R-CD?

Councilwoman Hadley - Maybe I don't want to – maybe I want to move to something unique.

Mayor Davidson - Why does the unique not already exist in Western Union County? What will bring all this together? Why is Weddington the only one can do that?

Councilwoman Hadley – If it is the desire of the citizens which I hear that it is and the economics make it feasible then why should it not be looked at?

Councilmember Thomisser - I identify with what you say. It is a breath of fresh air when you drive into Weddington. If we are not careful the whole Town is going to be cookie cutter. We need to define what density means. By keep allowing one acre lots you are putting a tremendous strain on the school system. You are creating a vehicle to raise taxes. If we do it right and have some housing for senior citizens, they do not have any children and do not put a strain on the tax system. Those are the people that like to get involved and volunteer and it is good for the community. People told us that they wanted greenways, a library, a passive park, a YMCA.

Mayor Davidson - They did not tell us they wanted this stuff. Look at the YMCA number.

Councilmember Thomisser - The YMCA number is different because people do not understand what a YMCA can do for the community

Mayor Pro Tem Barry asked Mayor Davidson if he thought the Town needed a YMCA.

Mayor Davidson - I am of the opinion that we do not need a YMCA. If it is the Morrison model with no retail then I am good, the Siskey model I am not good. It is what the citizen's want, not what I want.

Item No. 6. Adjournment. Mayor Pro Tem Barry moved to adjourn the January 31, 2013 Special Town Council Meeting. All were in favor, with votes recorded as follows:

AYES:	Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS:	None

The meeting adjourned at 6:00 p.m.

Walker F. Davidson, Mayor

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING
MONDAY, FEBRUARY 11, 2013 - 6:00 P.M.
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Special Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on February 11, 2013, with Mayor Pro Tem Daniel Barry presiding.

Present: Mayor Pro Tem Daniel Barry, Councilmembers Werner Thomisser, Pamela Hadley and Barbara Harrison, Town Planner Jordan Cook and Town Administrator Amy S. McCollum

Absent: Mayor Walker F. Davidson

Visitors: Nancy Anderson, Don Titherington, Bruce Klink, Anthony Burman, Jim Vivian, Jennifer Madaris, Dennis Taylor, Bill Snider, Dan M., Monica Snider, John Giattino, Bill Price and Genny Reid

Item No. 1. Open the Meeting. Mayor Pro Tem Daniel Barry called the February 11, 2013 Special Town Council Meeting to order at 6:04 p.m. There was a quorum.

Item No. 2. Public Input/Comment Period on the Weddington Land Use Plan Update. Mr. Bill Snider – I live in Providence Place. I have four or five Homeowners Associations that are on an email list that run up and down Antioch Church Road. Almost everyone that emails me back is against going outside of what was originally in the Land Use Plan as far as expanding commercial property in the different areas as well as reducing the residential size from one house per acre. My house borders 60 acres of woods that was under contact between Providence Place and Antioch Woods. The concern that I have more than anything is our property values. The last meeting that I came to I heard a couple of people make comments about making affordable housing. We have houses in our neighborhood that at one time before the economy went down were for sale for \$800,000. It is stunning to me to think that we could put houses in there behind my house for \$200,000 – \$250,000. I think that the comps of that will have a really negative effect on the neighborhood that I am in. This is the biggest investment that I have. I wish you would have numbered the survey and put it in an official envelope instead of a yellow card. Most people thought it was junk mail. I think you would have gotten a bigger return from it. I think the majority of the people would probably agree with me that anything you do that has a negative impact on our property values they are going to be opposed to it. Consider that when you make your decisions. The meeting that I came to here before it seemed like the decisions for some of the things were made prior to the meeting where the public was allowed to speak. I think that is wrong and I may be wrong about that but that is what it seemed like. I think you should consider what everyone has to say.

Councilmember Werner Thomisser – The first thing we have to do is define density. In the survey the reasons people move to Weddington are low taxes, great schools and preservation of open space. I have a one acre lot. One of the downsides of that is it encourages families with two to four kids to move into houses like that which puts a lot of strain on the school system and the next thing you know kids are in trailers and they have to build new schools and the County has to increase debt and taxes go up. We have to define what is commercial. Does it fit in with the surrounding residential areas? I appreciate your comments. This is very difficult to try to get a happy medium. The survey said people want greenways. You have to have a park in order to have a greenway. You want a sit down restaurant. People in the restaurant business are just not going to have a single stand alone restaurant because it has to have foot traffic. Those are the challenges that the Council has.

Councilwoman Pamela Hadley - The perception that decisions have been made before people can speak I am not sure if you are referencing the property across the way on Providence or not. That was an eight month process that had public involvement meetings that had a lot of time for people to stand up. If you got involved at the very end, you probably did feel that way.

Mayor Pro Tem Barry asked Mr. Snider to define commercial.

Mr. Snider - Commercial to me is a place where there is a business and there are employees and there are comings and goings of people that don't live in a particular neighborhood.

Mayor Pro Tem Barry - By that definition Weddington United Methodist Church is a commercial development and so is the daycare down the street. I think we have different grades and different types.

Mr. Snider - If it is done in the right way it may actually add to what the neighborhood value is but again I think the biggest concern I have is in my own area for selfish reasons and that is looking at the property values of the houses that are in the area where developments are being considered and not accepting something that is half the value of what the houses are around it.

Mayor Pro Tem Barry - The residential density model versus commercial are two very different things.

Ms. Nancy Anderson - I asked Amy to put up the map of the transportation plan that we adopted in 2009. As we go through and review our Land Use Plan, I would ask that you make it congruent with our transportation plan. Providence Road is the main corridor through Town and currently serves as the east/west corridor to Rea Road until that goes through. Our problem with that is that we currently only have two access points to it - 84 and Hemby Road. It does show two other access points and I would like you to consider adding a third one. This is Weddington Church Road and now there is a light here. This is going to be a traffic circle and I would ask that you consider when you do the Land Use Plan whoever develops this property you say this is point A that has to connect to point B. You don't care what they do with the road anywhere in here but it needs to come here and end there so these two things are connected so you can avoid the intersection if you don't need to go there. I know you are considering the placement of the water tower and one of the places that has been recommended is right here. If you decide to place it there please make sure that you don't interfere with or mess up the transportation plan. I had the unfortunate opportunity to be driving on Providence Road south of here at 5 pm. It is as bad there as it used to be here. I would hope for land use and transportation that you guys would push as hard as you can to speed up this. It is on the transportation plan. We have a good group of folks in Raleigh right now. NCDOT helps those who help themselves. Go up to Raleigh, talk to them and let them know who you are but this needs to go all the way to Waxhaw.

Councilmember Thomisser - Weddington Church Road - are you saying we shouldn't consider a water tower at that juncture?

Ms. Anderson - No a water tower across the street because this road needs to go across. Matthews-Weddington Road is right here. It needs to come across to here. At the traffic circle you should be able to go straight thru those woods and come out at Weddington Church Road. Point A and Point B need to be connected. It will be a developer built road someday. You need to tell whoever does it in whatever capacity residential or mixed use they still need to connect that.

Mayor Pro Tem Barry - My recollection is during our land use process we can draw up the lines so that land owners know there is an anticipated road project through there.

Ms. Anderson - You can't arbitrarily draw a line on a map. There has to be a feasibility study. It is not as easy as it looks. When you first started, a very big project got thrown in your laps and several of the members mentioned that "if I had known then what I know now I may have voted differently". I am speaking of the Robicsek project and the proposal that came through. Now that you know what the citizens of Weddington want - all the things they said they wanted can be accomplished by that proposal. I am very much in favor of the downtown core. When someone says I will give you 120 acres of open space that could be gifted to the Town of Weddington at no cost to us except to maintain it that is a huge never before happened, never going to happen again kind of opportunity. I would ask that you look at that again. I don't know why we can't have both. I can see very far into the future because I can see very far behind me. It is not hard for me to imagine how Weddington is going to grow. That is why we need to push for Providence Road to be widened all the way down as quickly as possible. The single most important thing about that Robicsek property is that it gives us zoning jurisdiction of 300 acres - 200 of them are in the County. The County can take the Wal-Mart and put it down there and we can't stop that. Think about it at the retreat. The YMCA is anxious to be there.

Councilmember Thomisser - Wesley Chapel spent almost a million dollars to acquire land. Marvin has spent \$900,000 to acquire land. The improvements that they have made within that land are well over one million dollars. That is all taxpayer money. The Town of Weddington could take advantage of this and we would not have to raise taxes.

Mr. Bruce Klink - I live at 2508 Greenbrook Parkway in Providence Woods South. It is clear that we are going to grow; it is just how we grow. I would like to rebut your idea that one acre lots are going to overcrowd the schools. One-fourth and one-third acre lots are certainly going to overcrowd the schools a whole lot more. I asked myself why we moved to Weddington 15 years ago from Athens, Georgia. When we first approached the real-estate agent and described the kind of place, home and town we wanted she told us it didn't exist. We looked at 60 houses, finally fired that agent and got another one and she led us to Weddington. Weddington is a very unique place and does not exist everywhere. The reasons we came here was we were looking for some space, rural character, limited commercial so we could see the stars at night and we didn't want to live next to businesses. We wanted good schools and low taxes. The issues we are talking about here which are largely reducing the lots sizes from one acre to smaller lot sizes as well as allowing commercial development to come into Weddington are kind of recycled issues. We have been talking about these things ever since I moved into Weddington. It keeps coming up over and over again. Surveys are done over and over again. True to form every single time 70% + of the people oppose commercial development and oppose making lots smaller and yet the issue keeps coming back. It is a product of developers who want to take advantage of the stakes we have. People have spoken over and over again and I think there is a clear mandate that what the people in this Town want is to be left alone and for the growth to occur in a more residential way and a more controlled way. The survey that was taken was valid despite that only 600 people responded. That is 20% of people in this Town. That is consistent with some of the surveys that were done in the past. The people that wanted to be heard were heard. They took the time to answer the surveys but again 75% of the people said they did not want commercial and they did not want lot sizes to be smaller. Only 47% of the eligible voters voted for the President this time and yet President Obama is the President. It doesn't take a 100% turnout. It is the responsibility of the elected officials to listen to the wishes of the people. That is what you were voted to do. I know there are some people that like to campaign on the popular agenda. In other words they campaign on no growth and then when they get in office they actually support growth. It concerns me that people go back on their word and don't deliver what they promised during the campaign. Be very careful and thoughtful about how you make your decisions on how the Land Use Plan is going to change.

Councilmember Thomisser - I see a lot of people whose kids have gone through the school system and now they are empty nesters. They say, "I have an acre lot and it is too much to take care of but I really like Weddington and I don't want to move out of Weddington but I can't take care of what I got." What are we

going to do about empty nesters? They can volunteer and really add to the community. I am not talking about apartments and condos. Would you ascertain a situation where three houses are put on an acre? It would be called senior housing.

Mr. Klink - I would prefer not because I think there are so many alternatives that exist in Waxhaw and right down the road. Anywhere you go over the border within a few minutes drive you can find those exact same things. They could continue to be a part of the community, come to church here, etc. My concern is once you let the camel gets its nose under the tent the whole camel comes and it will break it wide open. I would say no.

Mr. Don Titherington – I live in Providence Woods South and am a 15 year resident. My folks are 69 and 66 and are retired. They live in the same subdivision and they have lived here since 1993. They are going on their 20th year. They love it and have no issue with it. They know that with R-CD if they did want to get away from the two acres that there are subdivisions in this area and they could move into Hadley Park for example. My uncle who was born and raised in Charlotte moved out here when he retired because he got sick and tired of what was going on in the City of Charlotte. Even though you have empty nesters there are a lot that move here because of what Weddington provides. We met today with the president of our homeowners association. I think he was actually surprised with some of the things that were going on. We are having a board meeting at the end of the month and will be outlining some additional information with the Land Use Plan here. Information is important for us because there are a lot of fields bordering our subdivision and we know that a church just bought and put an option on some property. The biggest concern now based off the Polivka decision is that there will be 9 acres left right across from the fire department if they develop that church. What does that become? Will someone buy nine acres and put a home there? Our concern is what is this Town Council going to do? Will that suddenly become an area for commercialism because it is a corner lot and it is accessed by two spots and by the way it is right across from the fire department? That is a huge concern. These are 196 homeowners that have been in this neighborhood from the beginning of Weddington. There will be big problems from Providence Woods North as well. I pulled out the 2002 survey and 1,000 people responded. The reason is it was one of the first ones out there. Eighty-three percent wanted to preserve the natural environment and rural small town feel and 84% wanted to control growth. Go to the 2006 survey and you will see the same response. Go to 2012 survey - same response. It hasn't changed. Forty-nine percent of the people that responded to the 2012 survey weren't here when the 2002 survey was done but it hasn't changed. That tells you that people move here for what we have and they don't want it to go away. I used to go to Waxhaw every Saturday morning for breakfast and pass two cars. It is a zoo down there. There is a lot of development that is empty. That is what people do not want. When you look at the verbatim comments from the survey I think it does give you a mandate. I am tired of that word because people get elected with a 1% range that is not a mandate. What we really hope is that you take the time and you listen to these people. I am not concerned about a 20% response rate. That is over 600 households. If 60% of those are two voter houses you have over a 1,000 people. People don't get elected with 1,000 votes in this town. It is a huge issue. One of our board members found out that there is 40 acres near Antioch Church Road that people have reached out and asked for private meetings with the Board and Town Council. Has anyone had that private meeting and if so would you have anything to share with us?

Mayor Pro Tem Barry – The Weddington Town Council would make itself available to attend your homeowners association meeting. To the specifics of your question are you talking about Jack Wilson's property on Antioch Church Road? When you open a land use project the phone starts to ring. There have been a number of discussions. We get asked about everything. I don't know that he has addressed the Council yet.

Councilwoman Barbara Harrison - I am not going to say it was private. He was here and I meet with anybody who wants to meet with me. People come in all the time on everything. I have a question for

you. You made it very clear that you want greenways. Do you know how many people that have 35 or 40 acres and have said, "I cannot sell my property, people want me to keep it as green space."

Mr. Titherington - I didn't say anything about greenways.

Councilwoman Harrison - How do you think the Council needs to address people who are landowners that would like to be able to sell their property?

Mr. Titherington - I didn't mention anything about greenways. We were talking about open space. No one is telling them what they can do. You go to any town there are zoning rules. All we are saying is this Town has current zoning rules of one house per acre or R-CD. It has been in place. That doesn't prevent anyone from doing anything with their property within the rules of the neighborhood or town we are living in. If somebody wants to go up and put a liquor store on the corner I think you would have issues. If somebody wants to go on the property right across the street from your neighborhood and put in a bar that is going to run all night I think you would have issues. That is what zoning is about. We are not saying they can't sell or they should sell or it has to stay farmed. What we are trying to say is "Let's stay within the zoning the residents have asked for."

Councilwoman Harrison - I have had some issues from people who said we have fire companies and we don't have housing for people who could live in them. We have fireman, police and teachers who can't live in Weddington. Last week I got a very angry call from someone who said we are elitist.

Mr. Titherington - If you go to Westport, Connecticut or Franklin Lakes, New Jersey I am sure they deal with the same issues. We are not saying that excludes anybody. Those are personal life decisions that people make and we can't manage that for everybody.

Mr. Dan M. - I live in the Waybridge Community. Werner, to your point about empty nesters I am one for six years. We have several in our neighborhood. It is not a problem for us. If I am going to stop cutting the grass, I hire a lawn service. I moved here 20 years ago. For those landowners who own 100 acres and want to cash out at this point their property is valuable because we are one house per one acre. If they want to sell it for one house per one acre they are good to go with that. If they want to rezone it for commercial development or more dense development, I think that is something we should avoid. They have known since they have been here that is the rules and it should stay that way.

Councilmember Thomisser - We have had people come into Town Hall and emphasize people have property rights and you should have the right to sell that for residential development. That is a process but if they go through that process there is really nothing that the Town Council can do except to ensure they have gone through the process. If that landowner wants to sell for mixed use then they have to come to the Planning Board and Town Council and we have the say as to whether it happens or not. There is very little we can do about residential development given the fact they went through the process correctly. But when they want to come and do something other than residential development that is a whole different ball game. The Planning Board and Town Council have a lot to say about that. We can even tell them what kind of shingles to put on the building.

Dan M. - In all of the surveys that went out it has been very clear that the number one or two thing was preservation of green space and keeping a low tax rate.

Mr. Rob Dow - Tax is not number one. It is up there. Rural space, controlled roads and low commercial are high on the list.

Mayor Pro Tem Barry - The struggle we have is that large parcel landowners by right can build houses. You have 100 acres you can put up 99 houses. If one of the goals of our Land Use Plan is preservation of green space and rural character like it is right now but the only thing you let landowners do is put one acre per house, how much green space is going to be left?

Mr. Dow – Ten percent at a minimum up to 50% if it is R-CD.

Dan M. - The other challenge is taxes and keeping them reasonable. I understand the dilemma that it creates for the Union County Commissioners and for you. My thought is just don't spend money. You look at Marvin where I used to live up until a couple of years ago - the fiscal policies over there are out of control. They spend money like it is not theirs. I don't think we need a lot more taxes in Weddington even if we do have a lot more homes. There are no services provided and we don't need to get into building parks. It costs money and you have to maintain it. You end up with higher taxes ultimately. The vistas that we have are great. For those landowners that are restricted in terms of their ability to cash out on a mixed use development you knew those rules when you were here 20 to 40 years ago and don't expect to cash out and leave the rest of us to deal with the consequences.

Ms. Anderson - I wanted to address what Councilwoman Harrison said about people being able to develop their land. You are not in charge of my financial portfolio. Landowners have by right to develop their property according to the ordinances which is one house per acre or R-CD. Regarding Jack Wilson's land, people are going to say it is not good for anything because there are power lines. The power lines were there when they bought it. The same thing with the Polivka property. You are not in charge of the land speculators. If they made a bad investment, that is not your problem. Your job is to protect the voters and what they came here for.

Councilwoman Harrison – We were incorporated in 1983. When we were unincorporated did people who had large tracts of land still have the same ordinance?

Ms. Anderson - In 1983 when we incorporated the Town of Weddington took back the zoning that the County had already put in place. All the property on Providence Road from our property down to the creek or at least to Hemby Road was zoned commercial. The Town's people did not want it commercial so they took it away. That hurt my uncle financially. The Town has the right to impose zoning. When we incorporated the Town of Weddington, people voluntarily came into Weddington. No one was forced in.

Mr. Anthony Burman - I am speaking on behalf of myself. We are going through the Land Use Plan process in Marvin too. I do think it is an opportunity for all of the towns to work together. I think Weddington and Marvin both have similar visions and similar things. I want to clarify some things from the previous speaker prior to former Mayor Anderson. He was not a Marvin resident but lived in unincorporated Union County outside Marvin. I am not sure what fiscal policies he is referring to but I would be more than happy to answer questions about the fiscal policies that have been in place since I came onto the council and spending cuts that we did. We did preserve open space. I know greenways and parks came up on your survey and I know there are a lot of people that do support parks except for the prior speaker who actually did oppose our park. I think we do have an opportunity to work together and bring Waxhaw into the conversation and try to come up with a comprehensive plan that works for everybody in the area.

Item No. 3. Adjournment. Councilmember Thomisser moved to adjourn the February 11, 2013 Special Town Council Meeting. All were in favor, with votes recorded as follows:

AYES:	Councilmembers Harrison, Hadley, Thomisser and Mayor Pro Tem Barry
NAYS:	None

The meeting adjourned at 6:56 p.m.

Daniel Barry, Mayor Pro Tem

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, FEBRUARY 11, 2013 - 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 11, 2013, with Mayor Walker F. Davidson presiding.

Present: Mayor Walker F. Davidson (Arrived at 7:11 p.m.), Mayor Pro Tem Daniel Barry, Councilmembers Werner Thomisser, Pamela Hadley and Barbara Harrison, Town Attorney Anthony Fox, Finance Officer Leslie Gaylord, Town Planner Jordan Cook and Town Administrator Amy S. McCollum

Absent: None

Visitors: Nancy Anderson, Don Titherington, Bruce Klink, Anthony Burman, Jim Vivian, Clare Meyer, Steven Carow, Daryl Matthews, Joshua Dye, Jennifer Madaris, Dennis Taylor, Bill Snider, Monica Snider, John Giattino, Bill Price and Genny Reid

Mayor Pro Tem Daniel Barry offered the Invocation prior to the opening of the meeting.

Item No. 1. Call to Order. Mayor Pro Tem Barry called the February 11, 2013 Regular Town Council Meeting to order at 7:05 p.m.

Item No. 2. Pledge of Allegiance. Mayor Pro Tem Barry led in the Pledge of Allegiance.

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

Item No. 4. Presentations.

A. Presentation of Weddington Audit – Tinsley and Terry. The Town Council received a copy of the Audited Financial Statements for the year ending June 30, 2012 for the Town.

Ms. Clare Meyer – I am here to report on the audit for the Town of Weddington’s financial statements for the year ending June 30, 2012. I am happy to announce that we have issued an unqualified opinion on the financial statements which is our highest level of assurance. In our letter regarding your system of internal controls we found no deficiencies or material weaknesses. This is very common for you guys. Amy, Kim and Leslie do a really good job. They are extremely professional. They are very conscientious of what they do and they make the audit much easier for us.

B. Presentation of Providence VFD Audit – Tinsley and Terry and Jack Parks. The Town Council received a copy of the Report on the Audit of Financial Statements for the year ending June 30, 2012 for the Providence VFD.

Ms. Meyer - I am also happy to issue an unqualified opinion for the Providence VFD audit. It is very rare that we do an initial audit and we do not find some sort of deficiency within the system of internal controls that needs to be reported on. There were a few clean up items that you may have noticed in a separate management letter that we issued. There was nothing of significance. Steve was extremely helpful to my staff. Initial audits are extremely painful because we ask for every piece of data that they have historically and they have been around since the 1950s. They handled it very well. For the year ending June 30, 2013, the fire department will be a component unit of the Town of Weddington which means that we will

actually merge their financial data into your financial statements. But it will still be two separate audits and two separate legal entities.

Councilwoman Pamela Hadley - How often do you do fire departments?

Ms. Meyer - We did have another fire department that is a component unit of another Town. Anytime the Town is funding something like a separate entity to the extent that you are it is a good idea for you to have their financial statements audited. It is strongly suggested by law if you give them more than \$100,000 that you want some kind of accounting back from them. It is not required it is just suggested within the statutes.

Mayor Pro Tem Barry moved to accept the Weddington and Providence VFD audits. All were in favor, with votes recorded as follows:

AYES:	Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS:	None

Item No. 5. Public Comments.

Ms. Nancy Anderson – I would like to thank the Council for your service and congratulate you again on a great job that you all did in working through the fire department issue. I think we just got more affirmation that the decisions were correct and right and moved through in a seamless way. I do not think any of the customers even noticed that there was a change. I was able to attend the farewell party for Congresswoman Sue Myrick on Saturday. She retired after 38 years of public service – the last 12 of which have been on our behalf representing us in Congress. I ask that you consider passing a resolution in appreciation for her service. She was quite an amazing trail blazer for the City of Charlotte, for the 9th district and our whole region. Many of the things that she accomplished will never be traced back to her because she does not have her name on it but she did an outstanding job for us and I would like for our Town to recognize her.

Mr. Jim Vivian – My comment is about the Polivka tract and the situation on a lone tree. It is not a lone tree - it is part of a ridge forming one of the highest parts of this portion of Western Union County. I have a map that I am sure everyone has seen. For the public it shows there is a considerable sized tree that is over there. You are going to vote on this tonight. In spite of the arborists' reports and other reports that have been done on it, I have trouble understanding the validity of the position that this tree has to go. I do not understand the position of taking that tree out of there. When you are at the Harris Teeter looking across the road that tree has a lot of value I think to the overall upsweep of that slope and I think it would enhance their building to keep this tree.

Item No. 6. Additions, Deletions and/or Adoption of the Agenda. Mayor Walker Davidson asked that the Council add to the agenda to discuss the Providence VFD Capital Improvement Plan.

Mayor Pro Tem Barry thought that this item was going to be discussed at the retreat.

Mayor Davidson - What I am trying to do is to have the discussion of what we would like to see from them and I have a question for our attorney.

Mayor Davidson did not get a motion to add this item to the agenda.

Councilwoman Hadley moved to adopt the agenda as presented. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

Item No. 7. Approval of Minutes.

A. December 10, 2012 Regular Town Council Meeting Minutes. Councilwoman Hadley moved to approve the December 10, 2012 Regular Town Council Meeting Minutes. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

B. January 14, 2013 Regular Town Council Meeting Minutes. Councilwoman Hadley moved to approve the January 14, 2013 Regular Town Council Meeting Minutes. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

C. January 24, 2013 Special Town Council Work Session Minutes. Councilwoman Hadley moved to approve the January 24, 2013 Special Town Council Work Session Minutes. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

D. January 28, 2013 Special Town Council and Planning Board Training Session Minutes. Councilwoman Hadley moved to approve the January 28, 2013 Special Town Council and Planning Board Training Session Minutes. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

Item No. 8. Consent Agenda.

A. Consideration of Authorizing Tax Collector to Advertise Unpaid Real Property. Mayor Pro Tem Barry moved to authorize the Tax Collector to advertise the unpaid real property.

In accordance with North Carolina General Statute 105.369(a), the following represents the total of unpaid 2012 taxes that are liens on real property to date: \$79,128.49. In accordance with General Statutes 105.369(a), I am hereby requesting authorization to advertise unpaid 2012 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 2012 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 11th day of February, 2013.

The Town Council also received a copy of the 2012 Unpaid Property Tax List.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

B. Consideration of Approval of Resolution of Consideration Identifying Areas as Being Under Consideration for Annexation. The Town Council received a copy of the following memo from Town Administrator Amy McCollum and a copy of the annexation 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 Bill Duston of 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.

Mayor Pro Tem Barry moved to approve Resolution R-2013-02:

**RESOLUTION OF CONSIDERATION
TOWN OF WEDDINGTON
A RESOLUTION IDENTIFYING THE AREA DESCRIBED HEREIN AS BEING UNDER
CONSIDERATION FOR ANNEXATION
R-2013-02**

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 11th day of February, 2013.

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

All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

C. Consideration of Municipal Speed Limit Ordinances Enacting Speed Zones on SR 2810 (Hunter Lane) and SR 2811 (Keegan Court) in the Weddington Woods Subdivision. The Town Council received a copy of a letter dated January 24, 2013 from Louis L. Mitchell, PE, Division Engineer with NCDOT requesting a Municipal Speed Limit Ordinance for this request:

Mayor Pro Tem Barry moved to adopt Ordinance O-2013-04:

**TOWN OF WEDDINGTON
MUNICIPAL DECLARATION TO ENACT SPEED LIMITS
AND REQUEST FOR CONCURRENCE
O-2013-04**

BE IT ORDAINED by the Town of Weddington Town Council that the speed limit modification on the following described portion of the State Highway System Street be adopted:

SPEED LIMIT	ROUTE AND DESCRIPTION
25	(Keegan Court) from SR 2810 (Hunter Lane) to a point approximately .09 mile east of SR 2810, subdivisionwide (Weddington Woods)
25	(Hunter Lane) from SR 1346 (Hemby Road) to a point approximately .30 mile southeast of SR 1346, subdivisionwide (Weddington Woods)

Adopted this 11th day of February, 2013.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

D. Call for Public Hearing to Review and Consider Proposed Text Amendments to Section 58-60 – M-X Review Process (Public Hearing to be held March 11, 2013 at 7:00 p.m. at the Weddington Town Hall). The Town Council received a copy of the proposed text amendment. Mayor Pro Tem Barry moved to call for a public hearing to review and consider a proposed text amendment to Section 58-60 of the Code of Ordinances. The public hearing is to be held March 11, 2013 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

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

A. Public Hearing to Review and Consider - Proposed Text Amendments to Section 58-9-Entry Monuments. The Town Council received a copy of the proposed text amendment. Mayor Davidson opened the public hearing.

Town Planner Jordan Cook reviewed the proposed text amendment with the Town Council. He stated, “Bromley just added two entry monument signs for a couple of lots that they have fronting Hemby Road. Throughout that process the Planning Board and I noticed that the text was confusing. This just clarifies that entry monuments are excluded from typical sign regulations.”

With there being no one wishing to speak regarding the amendment, Mayor Davidson closed the public hearing.

B. Consideration of Ordinance Adopting Proposed Text Amendments to Section 58-9 - Entry Monuments. Councilwoman Hadley moved to adopt Ordinance O-2013-01:

**AN ORDINANCE TO AMEND SECTION 58-9
OF THE CODE OF ORDINANCES
OF THE TOWN OF WEDDINGTON
O-2013-01**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTION 58-9 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 58-9. - Fences and walls permitted within yard areas and at subdivision entrances.

Unless otherwise noted in this chapter, fences or walls are permitted in the various districts subject to the following regulations:

- (1) *Residential districts.*
 - a. Within the required rear and side yard areas, the maximum height of a fence (except court perimeter fences) or wall shall be eight feet.
 - b. Within the required front yard area, the maximum height of a fence or wall shall be five feet.

- c. No portion on any fence or wall may be located within the established right-of-way of any publicly maintained road unless an encroachment agreement has first been obtained from the governing body maintaining said road.
 - d. Subdivision entry and perimeter walls **and entry monuments** are not required to be of any specific height or style, but are subject to review and approval of the planning board prior to the start of construction.
- (2) *Business districts.*
- a. Within the required rear and side yard areas, the maximum height of a fence or wall shall be eight feet.
 - b. Within the required front yard area, the maximum height of a fence shall

Adopted this 11th day of February, 2013.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
 NAYS: None

C. Public Hearing to Review and Consider - Proposed Text Amendments to Section 58-152 - Subdivision Identification Signs. The Town Council received a copy of the proposed text amendment. Mayor Davidson opened the public hearing.

Town Planner Cook – This goes hand-in-hand with the last text amendment. This clarifies that the sign in the entry monuments are two different items. These entry monuments are like the stone monument at the entrance of Highgate. That is an entire monument. We are not regulating the size of those actual stone brick monuments. We still do regulate the size that is on the monument. It is a maximum of 20 square feet.

With there being no one wishing to speak regarding the amendment, Mayor Davidson closed the public hearing.

D. Consideration of Ordinance Adopting Proposed Text Amendments to Section 58-152 – Subdivision Identification Signs. Councilmember Thomisser moved to adopt O-2013-02:

**AN ORDINANCE TO AMEND SECTION 58-152
 OF THE CODE OF ORDINANCES
 OF THE TOWN OF WEDDINGTON
 O-2013-02**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTION 58-152 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 58-152. – Signs permitted in all R residential districts

- (f) Subdivision identification signs **(included on entry monuments)** shall be regulated as follows:

(1)	Types of signs permitted:	Identification.
(2)	Permitted number of signs:	Two signs per subdivision entrance.
(3)	Maximum area of signs:	No sign shall be greater than 20 square feet in area.
(4)	Permitted location:	Behind right-of-way line.

Adopted this 11th day of February, 2013.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

E. Public Hearing to Review and Consider Proposed Text Amendments - Appendix 1-List of Acceptable Plant Species. The Town Council received a copy of the proposed text amendment. Mayor Davidson opened the public hearing. Town Planner Cook reviewed the proposed text amendment with the Town Council. With there being no one wishing to speak regarding the amendment, Mayor Davidson closed the public hearing.

F. Consideration of Ordinance Adopting Proposed Text Amendments to Appendix 1 – List of Acceptable Plant Species. Mayor Pro Tem Barry moved to adopt O-2013-03:

**AN ORDINANCE TO AMEND APPENDIX I
OF THE CODE OF ORDINANCES
OF THE TOWN OF WEDDINGTON
O-2013-03**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT
APPENDIX I OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

APPENDIX I. LIST OF ACCEPTABLE PLANT SPECIES

TABLE INSET:

Botanical Name	Common Name
LARGE MATURING TREES	
Abies firma	Japanese fir
Acer platanoides	Norway Maple
Acer rubrum	Red Maple
Acer saccharinum	Silver Maple
Saccharum	Sugar Maple
Altis laevigata	Sugar hackberry
Amelanchier Canadensis	Serviceberry
Betula negra	River Birch

<i>Carya illinoensis</i>	Pecan
<i>Carya glabra</i>	Shagbark hickory
<i>Carya cordiformis</i>	Pignut hickory
<i>Cedrus deodara</i>	Deodar cedar
<i>Celtis occidentalis</i>	Hackberry
<i>Cryptoeria japonica</i>	Japanese cryptomeria
<i>Cupressocyparis leylandii</i>	Leyland cypress
<i>Diospyros virginiana</i>	Persimmon
<i>Fagus grandiflora</i>	American beech
<i>Fraxinus americana</i>	White ash
<i>Fraxinus pennsylvanica</i>	Green ash
<i>Ginkgo biloba</i>	Ginkgo
<i>Gleditsia triacanthos inermis</i>	Thornless honeylocust
<i>Gymnocladus dioicus</i>	Kentucky coffee tree
<i>Juniperus virginiana</i>	Eastern red cedar
<i>Liquidambar styraciflua</i>	Sweetgum
<i>Liriodendron tulipifera</i>	Tulip poplar
<i>Magnolia acuminata</i>	Cucumber tree
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Nyssa sylvatica</i>	Black gum
<i>Picea abies</i>	Norway spruce
<i>Picea orientalis</i>	Oriental spruce
<i>Picea pungens</i>	Colorado spruce
<i>Pinus bungeana</i>	Lacebark pine
<i>Pinus echinata</i>	Short leaf pine
<i>Pinus nigra</i>	Austrian pine
<i>Pinus sylvestris</i>	Scotch pine
<i>Pinus thunbergi</i>	Japanese black pine
<i>Pinus taeda</i>	Loblolly pine
<i>Pinus virginiana</i>	Virginia pine
<i>Platanus acerifolia</i>	London planetree
<i>Platanus occidentalis</i>	Sycamore

<i>Pseudotsuga menziesii</i>	Douglas Fir
<i>Quercus acutissima</i>	Sawtooth oak
<i>Quercus alba</i>	White oak
<i>Quercus bicolor</i>	Swamp white oak
<i>Quercus borealis</i>	Northern red oak
<i>Quercus coccinea</i>	Scarlet oak
<i>Quercus falcata</i>	Southern red oak
<i>Quercus laurifolia</i>	Laurel oak
<i>Quercus macrocarpa</i>	Bur oak
<i>Quercus nigra</i>	Water oak
<i>Quercus phellos</i>	Willow oak
<i>Quercus rubra maxima</i>	Eastern red oak
<i>Quercus shumardi</i>	Shumard oak
<i>Quercus velutina</i>	Black oak
<i>Quercus virginiana</i>	Live oak
<i>Salix babylonica</i>	Weeping willow
<i>Sophora japonica regent</i>	Japanese pagoda tree
<i>Taxodium distichum</i>	Bald cypress
<i>Tilia cordata</i>	Littleleaf linden
<i>Tsuga caroliniana</i>	Carolina hemlock
<i>Tsuga Canadensis</i>	Eastern hemlock
<i>Ulmus alata</i>	Winged elm
<i>Ulmus Americana</i>	American elm
<i>Ulmus parvifolia</i>	Lacebark elm
<i>Zelkova serrata</i>	Japanese zelkova
SMALL MATURING TREES	
<i>Acer buergeranum</i>	Trident maple
<i>Acer campestre</i>	Hedge maple
<i>Acer ginnala</i>	Amur maple
<i>Acer griseum</i>	Paperbark maple
<i>Amelanchier arborea</i>	Service berry

<i>Betula platyphylla japonica</i>	Japanese white birch
<i>Carpinus betulus</i>	European hornbeam
<i>Carpinus carolinana</i>	American hornbeam
<i>Catalpa bignonioides</i>	Southern catalpa
<i>Cornus florida</i>	Flowering dogwood
<i>Cornus kousa</i>	Kousa dogwood
<i>Cornus mas</i>	Cornelian-cherry dogwood
<i>Cercis candensis</i>	Eastern redbud
<i>Crataegus phaenopyrum</i>	Washington hawthorne
<i>Cupressus arizonica</i>	Arizona cypress
<i>Elegans angustifolia</i>	Russian olive
<i>Eriobotrya japonica</i>	Loquat
<i>Halesia carolina</i>	Carolina siverbell
<i>Hammamelis mollis</i>	Chinese witch-hazel Ilex
<i>Fagus sylvatica</i>	European beech
<i>Fosteri</i>	Foster holly
<i>Ilex opaca</i>	American holly
<i>Ilex opaca hume</i>	Hume holly
<i>Ilex x attenuata 'Fosteri'</i>	Foster hybrid holly
<i>Ilex x attenuata savannah</i>	Savannah holly
<i>Kowlrwuteria bipinnata</i>	Chinese flame tree
<i>Koelreutraria paniculata</i>	Golden raintree
<i>Lagerstroemia indica</i>	Crepe myrtle
<i>Magnolia soulangeana</i>	Saucer magnolia
<i>Magnolia stellata</i>	Star magnolia
<i>Malus floribunda</i>	Flowering crabapple
<i>Malus hybrida</i>	Flowering crabapple
<i>Morus alba</i>	White mulberry
<i>Morus alba 'Pendula'</i>	Weeping white mulberry
<i>Osmanthus americanus</i>	Devilwood
<i>Ostrya virginiana</i>	Ironwood
<i>Oxydendrum arboreum</i>	Sourwood

Paulownia tomentosa	Empress tree
Prunus carolinana	Carolina cherry laurel
Prunus cerasifera 'Atropurpurea'	Pissard plum
Prunus cerasifera pissardii	Purpleleaf plum
Prunus cerasus	Sour cherry
Prunus serrulata kwanzan	Kwanzan cherry
Prunus subhirtella pendula	Weeping cherry
Prunus yedoensis	Yoshino cherry
Pyrus calleryana	Callery pear
Pyrus calleryana Bradfordi	Bradford pear
Pyrus calleryana 'Redspire'	Redspire pear
Pyrus calleryana 'Capital'	Capital pear
Quercus acuta	Japanese evergreen oak
Quercus glauca	Ring cupped oak
Ulmus parvifolia	Chinese elm
Viburnum rufidulum	Southern blackhaw
SHRUBS	
Abelia grandiflora	Glossy abelia
<u>Abelia x grandiflora</u>	<u>Kaleidoscope abelia</u>
Aucuba japonica	Japanese aucuba
Azalea hybrida	Glendale azalea
Azalea indica	Indian azalea
Azalea obtusum Kaempferi	Kaempferi azalea
Bambusa multiplex	Hedge bamboo
Berberis julianae	Wintergreen barberry
Berberis thunbergii	Japanese barberry
Camellia japonica	Camellia
Camellia sasanqua	Sasanqua camellia
Chaenomeles speciosa	Flowering quince
Cleyera japonica	Cleyera
Euonymus alatus	Winged euonymus

<i>Euonymus japonicus</i>	Evergreen euonymus
<i>Eleagnus pungens</i>	Eleagnus
<i>Forsythia intermedia</i>	Forsythia
<i>Hammamelis virginiana</i>	Witch-hazel
<i>Hydrangea quercifolia</i>	Oakleaf hydrangea
<i>Ilex aquifolium</i>	English holly
<i>Ilex cornuta</i>	Chinese holly
<i>Ilex cornuta burfordi</i>	Burford holly
<i>Ilex cornuta burfordi nana</i>	Dwarf burford holly
<i>Ilex crenata</i> 'convexa'	Convex japanese holly
<i>Ilex crenata</i> 'hetzi'	Hetzi japanese holly
<i>Ilex crenata</i> 'roundifolia'	Roundleaf japanese holly
<i>Ilex</i> 'Emily Brunner'	Emily brunner holly
<i>Ilex glabra</i>	Inkberry holly
<i>Ilex latifolia</i>	Lusterleaf holly
<i>Ilex pernyi</i>	Perny holly
<i>Ilex vomitoria</i>	Yaupon holly
<i>Jumperus chinesis pfitzeriana</i>	Pfitzer jumper
<i>Jumperus chinesis hetzi</i>	Hetzi jumper
<i>Laurus nobilis</i>	Laurel
<i>Ligustrum japonicum</i>	Japanese privet
<i>Ligustrum lucidum</i>	Glossy privet
<i>Ligustrum vicaryi</i>	Vicary goldern privet
<i>Loropetalum chinense</i>	Loropetalum
<i>Mahonia lealei</i>	Leatherleaf mahonia
<i>Myrica cerifera</i>	Wax myrtle
<i>Nandina domestica</i>	Nandina
<i>Osmanthus fortunei</i>	Fortune tea olive
<i>Osmanthus fragrans</i>	Fragrant tea olive
<i>Osmanthus heterophyllus</i>	Holly osmanthus
<i>Osmanthus heterophyllus roundifolius</i>	Curly leaf tea olive
<i>Photinia fraseri</i>	Fraser photinia

Photinia serrulata	Chinese photinia
Pieris floribunda	Mountain andromeda
Pieris japonica	Japanese andromeda
Pittosporum tobira	Pittosporum
Prunus laurocerasus	English laurel
Prunus laurocerasus angustifolia	Narrow leaf english laurel
Podocarpus macrophyllus maki	Podocarpus
Pyracantha coccinea	Scarlet firethorn
Raphiolepis umbellata	Yeddo-hawthorn
Spirea cantoniensis	Reves spirea
Spirea thunbergi	Thunberg spirea
Spirea prunifolia plena	Bridalwreath spirea
Spirea vanhouttei	Vanhoutte spirea
Taxus cuspidata	Japanese yew
Viburnum prunifolium	Blackhaw viburnum
Viburnum rhytidophyllum	Leatherleaf viburnum
Viburnum tinus	Laurestinus viburnum

Adopted this 11th day of February, 2013.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS: None

Item No. 10. Old Business.

A. Discussion and Consideration of Polivka Condition of Approval Regarding Tree – Mayor Davidson. The Town Council received a copy of the following:

- § November 13, 2012 Memo from Town Planner Cook regarding the Polivka International MX Rezoning Request
- § Letter dated December 7, 2012 from Bartlett Tree Experts regarding the Inspection of the 56” Willow Oak at 13700 Providence Road, Weddington, NC
- § Letter dated January 24, 2013 from the Union County Urban Forester regarding the 56” Willow Oak

Condition

Save the large tree near the house if at all possible, if not possible provide Zoning Administrator written documentation of why the tree cannot be saved.

Mayor Davidson – The condition does not state who is going to decide this. They are waiting to hear from the Town regarding the tree. They need an answer. Can I get a motion that they did or did not meet the condition based on the reports that we received?

Mayor Pro Tem Barry moved that the applicant did meet the condition.

Councilmember Thomisser - Everyone knows that Weddington has a lot of history. This house was built in 1894 and the banners on Providence Road say 1899 which was when the church was started. As you ride around Weddington you see a lot of heritage trees. That tree was planted when that house was built in 1946 by a World War II veteran. He is no longer with us but his family still is. The tree is significant to me because it speaks toward that generation. They sacrificed a lot for us and we have an opportunity to perpetuate something a member of the greatest generation did a long time ago. I have also talked with some constituents and they have told me stories that they used to climb in that tree. It has a lot of history. The owners of the property provided us with an arborist report that they hired and then we went and got the Union County Arborist's review. I saw nothing in the Union County report that indicated that tree was in trouble with the exception of one limb which was perhaps hollow. There is nothing in the Union County Arborist's report that says the tree will die in 5 or 10 years. I got the impression that the tree could possibly be around for a number of years and it is part of the history of Weddington. If you stand in front of the Harris Teeter it is a magnificent tree and if you get up close to it, it is a huge tree. It is a willow oak tree. The tree happens to be to the right side of the property. From looking at the site plan there are two roads and two entrances and it happens to be in the middle of the two roads. That could be an obstacle. This is a picture of the Waxhaw Main Street and there is a tree in the middle of the street or pretty close to the street. You can see how they built around the tree in Waxhaw. I have not seen anything again that would indicate that the tree could not survive. I also heard that it is in the way of the utilities which are going to be underground. I think an effort could be made to put the ditch that carries the underground utilities around the tree. Another idea would be a roundabout around the tree. That is possible. My deceased mother once said, "Where there is a will, there is a way." I do not see a will to save the tree. I would like to see some will by the owners of the property to try to save this tree. We don't have that many magnificent 67 year old willow oak trees left in Weddington.

Councilwoman Hadley - I think the Urban Forester said you would have to build a wall of protection .23 acres around the tree. What would be the consequence of having to do that and reroute and reengineer the driveway?

Town Planner Cook - I have the authority to approve administrative amendments to conditional zoning approvals or conditional zoning site plans. Rerouting driveways is something I could approve. It would not have to go through a process. The applicant can answer the question as far as reengineering costs and that type of stuff. I know they would not have to go all the way through our process. The grading may change if they have to reroute the driveway.

Mayor Davidson - The condition that we gave them was to do everything they could to save the tree.

Town Planner Cook – We said if at all possible and if not possible provide the Zoning Administrator written documentation of why it cannot be saved. It is possible. They can change the entire plan. That is why it is being discussed here and I am not making the decision.

Mayor Davidson - I do not want to see us get in a particular situation where they come back and say we have a way to do it and we tell them no. It is pretty open ended.

Attorney Fox – It will require the cooperation of the owner to participate in the revision of the plan. The owner would have to buy into that.

Councilmember Thomisser - Has the applicant provided documentation as to why the tree cannot be saved?

Town Planner Cook - I do not think that the arborists' reports say that it cannot be saved.

Mayor Davidson - Jordan has received two reports and the Council needs to decide if the applicant has met that condition.

Councilmember Thomisser – Would you accept a friendly amendment that we defer a decision on this and let the owners of the property tell us whether they can save the tree or not and give us more information.

Mayor Pro Tem Barry did not accept the friendly amendment.

The vote on Mayor Pro Tem's motion is as follows:

AYES:	Councilmember Harrison, Hadley and Mayor Pro Tem Barry
NAYS:	Councilmember Thomisser

B. Land Use Plan Update – Mayor Davidson and Attorney Fox. Attorney Fox - I spent some time going through the Land Use Plan and a lot of the comments really make it a tighter document. There is not much legal consequence to the Land Use Plan. There are no legal words or things that you have to carry forth in the plan. It is really a statement of the Town's vision of what they see as a guide for growth in the future in this community. It provides a resource of things that the governing body values and it will go forth and say what geographical areas are sought to be developed in a certain pattern.

Councilwoman Harrison – Do we have to put a date?

Attorney Fox – It does have in it that it will be effective to a certain date. I think some people do it to make sure that this plan is for a vision of a certain term of years and force the community to go back and revisit the plan within that period because circumstances change. A lot of these plans are ten-year plans.

Mayor Davidson - We could put five years but we are not legally bound.

Mayor Pro Tem Barry – If we say it is good through 2023 and five years from now a Council wants to revisit the plan there is nothing to prevent them from this doing again.

Attorney Fox - One body cannot bind another body.

Mayor Davidson - We can put language in there that we recommend it be done. We don't control the next Council.

Attorney Fox advised that he has only reviewed Sections 4 and 5.

Council felt that Attorney Fox should review the ETJ and Annexation language in the plan. Attorney Fox advised that he thinks the Town should still address annexation and ETJ in the plan because they are still options and he can create in the plan the flexibility to deal with changing law.

C. Update on Water Tower Location – Mayor Davidson. Mayor Davidson asked if anyone had any new information regarding the water tower. No one advised that they did. Mayor Davidson asked if Councilmember Thomisser had received the information he requested regarding water pressures in the

Town of Weddington. Councilmember Thomisser advised that he has not and Mayor Davidson asked that the Town's liaison work with Union County to get that information.

Councilmember Thomisser - I would like to also get the static and residual pressure that Chief Dye did to get a better indication of the fire flow in Weddington in the subdivisions that have fire hydrants.

Councilwoman Hadley advised that she would get that information.

Mayor Davidson – Barbara, you had concern that they were going to take revenue out of the enterprise fund and use it for general tax purposes. Do you want our liaison to check that out?

Councilwoman Harrison said no.

D. Discussion and Consideration of Extending the Land Use Plan to April 8, 2013. The Town Council received a copy of the proposed amendment to Pages 6 and 24 of the Land Use Plan to extend the plan to April 8, 2013. Mayor Pro Tem Barry moved to approve extending the Land Use Plan to April 8, 2013. All were in favor, with votes recorded as follows:

AYES:	Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS:	None

Item No. 11. New Business.

A. Discussion and Consideration of Revising the Public Safety Committee Rules of Procedures to Change the Town Council Seats to Citizen Seats – Mayor Davidson. Mayor Pro Tem Daniel moved to change the Rules of Procedures for the Public Safety Committee to change the role of the Town Councilmembers on the Committee to non-voting members.

Councilmember Thomisser made a friendly amendment that Town Councilmembers would not count toward the quorum. Mayor Pro Tem Barry accepted the amendment.

All were in favor of the motion, with votes recorded as follows:

AYES:	Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS:	None

Item No. 12. Update from Town Planner. The Town Council received the following update from Town Planner Jordan Cook:

- Polivka International has submitted a portion of their construction documents. They plan to have all of their construction documents submitted by the end of February. Therefore, they will be on the March 25th Planning Board agenda for Design Review Board approval and possibly the April 8th Town Council agenda. They would like to begin construction May 1st. The Planning Board will act as the Design Review Board for the elevations and construction document review.
- Vintage Creek has submitted their Preliminary Plat. They have asked that I delay in sending it to the Planning Board. They are still working with Union County on obtaining sewer approval. The Preliminary Plat should be on the Planning Board agenda in either March or April.
- Planning related items that will be discussed at the Retreat are:
 - Temporary Use Permits
 - Agritourism and Agricultural Uses
 - Annexation Agreement Renewal
 - Land Use Plan

- The following items were on the January 28th Planning Board agenda:
 - MX Review Process Text Amendments
 - Bromley Map 6 Final Plat
- The following items will be on the February 25th Planning Board agenda:
 - Beulah Church Road Minor Subdivision

Town Planner Cook also advised that the Board of Adjustment issued a 6-foot front yard setback for True Homes for a home located in the Sanctuary at Weddington subdivision and that he received an M-X zoning application from Todd Alexander for a banquet, reception and wedding facility to be located at 7112 New Town Road.

Item No. 13. Update from Town Administrator. The Town Council received the following update from Town Administrator McCollum:

- § Our Minimum Housing Inspector has notified the property owner of Parcel #06-120-016 on Weddington-Matthews Road of housing and building code violations that exist.
- § The 3rd Annual Easter Egg Hunt for children ages 11 and younger is scheduled for March 23, 2013 from 2 to 4 with a rain date of March 24. The hunt will be held at the Town Hall. Games and refreshments will be available and a picture with the Easter Bunny can be purchased for \$5.00. Citizens are asked to bring a canned good to be donated to a local food shelter to be entered to win a prize.
- § The 2013 Town Hall Day is being held on March 27 in Raleigh. Please let me know if you are interested in attending.
- § Staff has been testing our documents and programs through the VC3 Hosted Environment. Testing will be completed this week. Everything is going well and once testing is completed VC3 will schedule a Go Live date.
- § Bizwell was not able to secure enough advertisements for the 2013 Welcome Magazine. They will contact the Town at the end of the year to see if there is interest to do a 2014 magazine.
- § The 2013 Retreat is scheduled for Friday, February 22 beginning at 9:00 a.m. The retreat will be held at the Firethorne Country Club. Dorine Sharp, Rob Dow and Jim Vivian will be attending from the Planning Board.
- § A Special Work Session is scheduled for February 13 to continue updating the Weddington Land Use Plan. A Special Open House is scheduled for February 23 from 9 to 12 to give citizens the opportunity to give input regarding the update to the Land Use Plan.
- § The Union County Board of Commissioners named eight representatives to the governing board of the new Monroe-Union County economic development group. All county municipalities were asked to appoint a representative on the board in exchange for a \$7,500 fee – only Fairview chose to take the opportunity and nominated Tony Helms as its representative. Commission-chosen nominees were appointed to the remaining at-large county positions - Bonnie Griffin, Gary Summerfield and Scott Byrum to 3-year terms; Michael Lutes, Ray Black and Tony Helms to 2-year terms and John Hendley and Sam Starnes to 1-year terms. The usual process for seeking individuals (County website, announcing vacancies at a meeting and posting at the County) were followed.

Save the Date:

Weddington Country Festival – September 21, 2013

Item No. 14. Public Safety Report.

PROVIDENCE VFD

13 UNION EMS CALLS
 27 UNION FIRE CALLS
 03 MECK EMS CALLS
 06 MECK FIRE CALLS

61.5 TRAINING HRS

The Town Council also received Providence VFD's Income and Expense Budget Performance and Balance Sheet for January 2013.

Weddington Deputies – 760 Calls.

Councilmember Thomisser gave a brief update from the last Public Safety Committee meeting.

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 the Balance Sheet for January 1, 2013 to January 31, 2013.

B. Tax Collector's Report. Monthly Report – January 2013.

Transactions:	
Adjust Under \$5.00	\$(106.21)
Balance Adjustment	\$51.02
Interest Charges	\$1,787.00
Overpayments	\$(182.58)
Refunds	\$2,355.28
Releases	\$(8.75)
Penalty and Interest Payments	\$(137.88)
Taxes Collected:	
2012	\$(146,029.08)
As of January 31, 2013; the following taxes remain Outstanding:	
2002	\$82.07
2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$150.20
2007	\$144.42
2008	\$1,832.44
2009	\$2,548.25
2010	\$4,365.26
2011	\$6,607.04
2012	\$79,795.26
Total Outstanding:	\$96,029.63

Item No. 16. Transportation Report. Councilwoman Harrison gave an update from her last MUMPO Meeting.

Item No. 17. Council Comments. There were no Council Comments.

Item No. 18. Adjournment. Mayor Pro Tem Barry moved to adjourn the February 11, 2013 Regular Town Council Meeting. All were in favor, with votes recorded as follows:

AYES:	Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS:	None

The meeting adjourned at 8:11 p.m.

Walker F. Davidson, Mayor

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL WORK SESSION
WEDNESDAY, FEBRUARY 13, 2013 – 4:00 P.M.
MINUTES**

The Town Council of the Town of Weddington, North Carolina, met in a Special Work Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on February 13, 2013, with Mayor Walker F. Davidson presiding.

Present: Mayor Walker F. Davidson, Mayor Pro Tem Daniel Barry (Left at 5:45 p.m.), Councilmembers Werner Thomisser, Pamela Hadley and Barbara Harrison, Town Planner Jordan Cook and Town Administrator Amy S. McCollum

Absent: None

Visitors: Bill Price, Craig Hazeltine, J. David Sloop, Jim Vivian, Bob Lockerman, Janice Propst, Bill Deter and Nancy Anderson

Item No. 1. Open the Meeting. Mayor Walker F. Davidson called the February 13, 2013 Special Town Council Work Session to order at 4:03 p.m. There was a quorum.

Mayor Pro Tem Daniel Barry moved to allow him to leave the meeting at 5:45 p.m. All were in favor, with votes recorded as follows:

AYES: Councilmembers Harrison, Hadley, Thomisser and Mayor Pro Tem Barry
NAYS: None

Item No. 2. Public Comment Period. Mr. Craig Hazeltine – I am a 20-year resident of Weddington and I live in Providence Woods South. I keep track of Weddington politics from a distance meaning I rely on my neighbors to tell me what is going on. The last information that I got was that the last board that was voted in was pro current residential zoning and against commercial development. I was quite happy with that. When the building across the street from here came up for consideration it was voted down. I was sitting in my living room in ignorant bliss. My wife was in the grocery store Monday night and had a conversation with a neighbor and was informed that now the building across the street has been approved and that the Land Use Plan could radically change the feel and character of the Town that I have lived in for 20 years. That concerns me. While I have been sitting on the sidelines, I am not any more. I am here and am involved. We are starting a grassroots effort. We already have eight neighborhoods involved. Our agenda is very simple - to keep the Land Use Plan as it is. We have a website coming online and we will be doing flyers and will have neighborhood captains in every neighborhood. I do not think the information has been disseminated to the public well at all. No one knows what is going on. There is no information on the website. There is no information being mailed out as to what you are considering. I have no idea. All I hear is what my neighbors are telling me which is there is going to be a commercial zone at the Rea Road Extension, possible commercial at Antioch Church Road and on Highway 84 across from the High School. That is a radical departure from what we have had in the past. The reason this Town is the way it is, is because for the last 25 years it has been one house per acre with no commercial development. The survey that you sent out was biased and flawed. One of the comments that someone wrote in was that it looked like the survey was done by a contractor. I would have to agree with that. The results of the survey over the years come to the same conclusion that people want limited commercial development or no commercial development and they want one house per acre. We continue to do these surveys. I can only assume that we continue to do these surveys so that if we have enough people from the

outside moving in that they will influence the survey to a certain way. I do not know what the agenda is. I do not know understand why we want commercial development within the Town of Weddington.

Ms. Janice Propst – I am on the Planning Board. I want to assure you that your neighborhoods have apparently gotten some erroneous information. We should have a Land Use Plan updated at least every five years and the current Land Use Plan has not been updated since 2002. All we are really doing as a Town is looking at the Land Use Plan from 2002 and evaluating if there is anything that really needs to be updated or changed. My family has lived here for five generations and we have preserved a farm for five generations. I believe that there are a lot of changes that have gone on in this community. One is our taxes are outrageous in Union County and unless you have your property in a forestry or farming program you can't pay taxes forever on 30, 50 or 100 acres at a \$100,000 value per acre. It is great that everybody wants it to stay rural in character but we have to be realistic. We are only about five minutes from Charlotte. We do need to look at what our downtown looks like but as far as this board I know that there is not anyone on this Town Council or Planning Board that wants to see a major metropolis or commercial everywhere. There is going to be a center town. There is not going to be a major change to the way Weddington looks. It is a residential area which was preserved to protect itself from Charlotte and that is the way it is going to stay. Obviously there is going to be a building across the street but when you see it I believe it will be an asset to the community.

Ms. Nancy Anderson – Thank you for your comments and I would like to get involved with your group. Janice said that there is not going to be a major change with the way that the Town looks but that is a subjective point of view because there could be a big change because we are in our 10-year review. I know that she seems to think that we are required to do it every five years but we are told not to do it sooner than five years that it should be in place for at least five years and at the 10-year point you should be looking at it again. I appreciate that you surveyed folks and I hope you will take the time to listen carefully to what they have to say. It is true that we are five minutes from Charlotte which is exactly why it is okay for us to stay our little oasis. Weddington is a respite from the commotion and chaos. People do not want all of the noise and commercialism that goes with Charlotte. That is why people came out here. It is true that you can get anything you want five minutes down the road in any direction but as I said at the last meeting I really hope that you will revisit the project on the Robicsek property that is on the outskirts of Town. You have an opportunity to provide all the things that some of the people of Weddington want with a library site, YMCA and the coveted open space that everyone wants but no one is willing to buy. I would strongly urge you to reconsider that. You have the opportunity to make a lot of people happy. Thank you for your service and for having these meetings.

Mr. Rob Dow – I am on the Planning Board as well. I applaud the Council for listening to the citizens. Hopefully a lot of this will clear up misunderstandings between what is rural and what is commercial. I hope the Council can agree to a clear vision for what the future of Weddington will look like based on the input from citizens and then design a Land Use Plan with goals that clearly state policies directing the future decisions. Lastly, ordinances will need to be adjusted giving the Town and the Council the authority to enact those goals. I know a lot of towns find out if a business is something that the Town really needs. Do we need more office space or do we have 5,000 to 10,000 square feet open and vacant? Have them show financial need and the benefits to the citizens and the Town. This gives landowners, citizens, developers, land speculators a clear understanding of where Weddington is going so everybody is not in here to make a mad dash every time there is a new Council. To do this the Council needs to understand what they can control. I have heard a lot of discussion of wouldn't it be nice to have this or this. We don't control that. We have a list of possible businesses. We do not control who goes in them or who leases them. That is controlled by the market place and the financial viability of the business. What we do control is supply. If we overgrow we are going to have a big supply and we are going to find property values down. This country overgrew and in 2008 everybody realized it and all the values went down.

Item No. 3. Review of Factual Information for Chapters I through V – Weddington Land Use Plan.

Town Planner Jordan Cook reviewed with the Town Council his review of the factual information for Chapters 4 and 5. Councilwoman Barbara Harrison discussed with the Council changes that she felt needed to be made with regards to factual information. Town Planner Cook took down her comments. The Town Council discussed the Planning Board reviewing the Land Use Plan annually in June and the Town Council to update the plan every five years. It was discussed that language may need to be added to the Planning Board's Rules of Procedures to include this process. Councilmember Thomisser asked that Town Planner Cook get the population projections for other towns in Union County.

Councilwoman Harrison asked that Mayor Davidson discuss with the audience the process of updating the Land Use Plan.

Mayor Davidson - We are reviewing the Land Use Plan and we created survey questions and sent out a survey to the public. We got the survey back and hopefully can use the survey results and input of what we got back. There have been some comments that only 600 people filled out the survey. There has got to be other means of getting data from the people. This is the third opportunity to allow people to come forward and tell us what they think. We have an Open House scheduled for February 23. We have five chapters of the Land Use Plan to go through and three members of the Planning Board are going to go through the policies with us. It is important for the people to continue to give us feedback. One of the issues that we have gotten with early feedback is that we have not given them anything to look at. That was the intent of the vision map by Town Council that if we had done five maps and gotten a map that three have agreed on for a vision the public may have had something to comment on now. We don't have anything for people to comment on at this time. I think the map would have helped with the conversation. We have gone through a factual update of just statistics that have changed in the last 10 years. On the 22nd at our retreat, we are going to go through the policy language. At that time you will start to see what this Town Council thinks are the policies, goals and wishes of the people.

Councilwoman Harrison advised that she is getting calls almost on a daily basis and it is erroneous information.

Mayor Pro Tem Barry moved to allot the balance of the time left in the meeting to give the public more time to speak with the Council. All were in favor, with votes recorded as follows:

AYES:	Councilmembers Harrison, Hadley, Thomisser and Mayor Pro Tem Barry
NAYS:	None

Item No. 4. Public Comment Period.

Mr. Bob Lockerman – I have lived in Weddington nine years. I hate to hear stuff regarding rumors. I think we should all work together. You all serve this Town and I feel that you do because you like the Town. I took off time from work because I like the Town too. I do not want to make this an “us” versus “them”. This is us together and it is our Town. I moved here nine years ago. I lived in South Charlotte and my wife and I decided that it was nicer to raise our kids in Weddington. We got the one acre and we liked that. We built a bigger house and our neighbors built bigger houses and over the last nine years people have built bigger houses than us which we kind of liked which has really helped out our property values. In that time there has been a lot of change. When we moved here Weddington was the outpost like the Town of Waxhaw. Waxhaw is not a cute little town anymore. It looks ridiculous down Highway 16. There was no village of Wesley Chapel. But now at 5:00 p.m. when I drive down there it is a traffic jam. Indian Trail became the largest town in Union County and I believe that Stallings is trying to catch it and even approves things like a storage unit right next to one of its nicer neighborhoods called Brookhaven. Weddington is the only constant. This place has been fantastic and I have got to believe that

it is because of our Land Use Plan. The developers can't develop here or they would. They are not going to skip past us and go to Waxhaw if they did not have to. I hope that we continue with the Land Use Plan and if anything strengthen it. I am afraid if we tweak it a little bit that we will create loopholes. I do not think that any one of you has a bad heart or malice. We want to work together as a team not as adversaries. We want to work together to make sure that the Land Use Plan cannot be trampled over. Thank you to Wesley Chapel for building out all of that stuff there. I am four miles from that and it is easy to get to. Most of us can get to shopping in 5 to 10 minutes. Ten to 15 years from now if that continues to happen Weddington is going to be a bigger jewel because we are the only place along with Marvin that has this beautiful country atmosphere and we can drive to what we need. Things do change. We have had growth but we have had smart growth. Thank you for the time you devote to the Town. We have a great thing and the Town needs you and let's work together to keep this Town as wonderful as we have now.

Councilwoman Hadley asked him what he sees for a downtown.

Mr. Lockerman – If it was all down here in this area with small scale one to two story buildings.

Councilwoman Hadley - I have a vision of taking the road at the activity center and taking it and coming out on Weddington-Matthews Road and making that the border and then coming down into this area and having whatever people want. How do you feel about that road?

Mr. Lockerman – I think that is fine. I grew up in New England and we had town centers. I am not going to say that I do not want anything coming to Weddington. I don't want it to look like Highway 16 and Waxhaw - that is awful.

Councilwoman Hadley – How do you feel about a buffer for that with age-restricted housing?

Mr. Lockerman - I am 51 years old and I am not sure if I will be retiring in Weddington because on an acre lot that is a lot of land. But if I did have to move because there was not age restricted housing I feel okay with it because my kids love Weddington so much I think they would intend to move here. I am not against it but what I worry about is if that would open a door for something that we could not stop. That is my biggest fear. I think the developers want to come here. I think we have good intentions but somebody with their big lawyers can say this is what we have to take. There has to be a compromise. I would not be opposed as long as you could guarantee me that somebody else could not say you allowed it here and now we can put one here and here. I would pay a little more taxes to keep what we have. This is a bargain. It would be nice to have an option to retire in Weddington. There are some smaller homes in Weddington that we could go down to. I do not think it is on you to find me a place to retire. That is on me.

Ms. Propst – I am with you, I do not want urban sprawl.

Mr. Hazeltine – My main frustration is that the people I have talked to have absolutely no idea what is going on. As a community we are not disseminating information out to the residents. It is very easily done through mass mailings. I do understand that there is a large portion of the population that is apathetic. If you are sending out the information and they are apathetic then it is their fault. I had no idea that this was going on. I assumed because of the information that I was getting that the Land Use Plan would basically be what it was and keep moving on with the great community that we have. When is the actual Land Use Plan coming out so that we can look at it and make decisions on what you are considering? My frustration is that in 60 days you will be making a decision and I have nothing to look at. I don't have anything to go on.

Mayor Davidson - April 8 is when we are planning to have a public hearing on the Land Use Plan.

Mayor Pro Tem Barry - There is consensus that there is no desire or appetite for big box retailers in Weddington. There were two directions that you could do to approach this. One was to do the map first and then write the plan to match the map and the other was to take a strategic look and let's make sure that we write the plan to accomplish what our objectives are and then apply that to the map. The choice that this Council made was to go with the second route. During the process so far, we have determined the actual uses not just the residential but the conditional uses under residential so that we can look and see what was really going on and back into that.

Councilwoman Harrison – We look at each application and we can reject any development that comes in. Last year, I met with someone that was really upset at me when I said, “While I am on Council that will not happen.” They basically indicated that they would wait for another Council.

Mayor Davidson – Does the Council have the right to tell people what they can or cannot do with their property?

Councilmember Thomisser – It depends on what they want to do with their property.

Councilwoman Harrison – The Town Council does not say anything. Our Land Use Plan and our Land Use Map dictates what we do or not do.

Mayor Pro Tem Barry - But it serves as a guide.

Mayor Davidson – I asked Nadine Bennett with COG if the Town Council has the right to tell people what they can or cannot do with their property. That is what planning is all about. When you say we are not going to do a Home Depot I don't think anybody wants a Home Depot but you are telling people what they can or cannot do with their property. That is fine and that is what the people want. They want a plan.

Councilwoman Harrison - Based on how we have it we could turn around in our Land Use Plan and open up to big boxes. I disagree with that. We are coming up with a plan and that is what we want to do. I have a hard time throwing a map up there and having someone say to me go in and color where you want to have stuff. I will not do that because I do not know what our goals and policies are and until we have a definite of what we are going to do or not going to do I am not going to color that in. What I am hearing from this gentleman is that someone is saying that on every corner in Weddington we are planning something and I would love to know where that came from.

Mayor Davidson - When the Town Council gets their verbiage written and a map produced how long do you think it is fair for the public to evaluate it?

Mr. Hazeltine – My personal opinion is 30 days. When we get that information we are going to be meeting and disseminating that information and trying to get organized.

Mayor Pro Tem Barry advised him that he would like to be invited to their meetings and would love to participate and listen.

Councilwoman Harrison informed him that we have an email list that people sign up to receive updates on meetings and agendas and that there were 400 to 500 people on that list already.

Mr. Hazeltine – The plan that you are about to go through is impacting the community that I live in for the next 10 years. Once you do it there is no going back.

Councilwoman Harrison - That is not true because we said that we are going to review on a yearly basis.

Mr. Hazeltine – I find it fascinating reading the end of the survey where people wrote comments down. People mentioned grocery stores. You can throw a rock and hit five Harris Teeters from here. One of the other real drivers of the survey seems to be a sit down restaurant. Everyone's opinion of a sit down restaurant is different. If you go through the questions that people had and how they answered them they seemed to want something high end and independently owned and not franchised. Applebee's is a sit down restaurant and I am afraid that is what you are going to get. You are not going to get a locally owned restaurant. If my choice is having Applebee's or driving a mile – I will drive a mile. We also hit on taxes – I agree with Bob completely that I would prefer to pay higher taxes and have less commercial development. It is that important to me. I would pay substantially higher taxes. This community does not have that much to do. We do not have water, sewer, trash collection and you should not have that much to spend money on. I think commercial development will drive the tax base up and not down. I think it will put a strain on the infrastructure here and it is going to bring in crime. The requirements for police officers are going to increase and it is going to cost money. I would argue that increase in commercial development would raise taxes not lower taxes. Based on the survey there does seem to be interest in assisted living. I am sure that everyone is aware that we have assisted living going in on Providence Road.

Mayor Pro Tem Barry - This is active adult and is pre-assisted living.

Mr. Hazeltine – I do not know if I have an opinion on that. The problem I have is with the density on that. Providence Woods South has a ton of retirees and it would be nice that they have a place to go but again I am concerned about density. I do not plan to retire in Weddington but that is something to consider.

Councilmember Thomisser asked him to define density.

Mr. Hazeltine – The reason I moved here was one house per acre. That is the density I like. I live in a neighborhood that does not have sidewalks, curbs and no community pool and was loosely planned under loose covenants but it is fantastic to live in.

Councilmember Thomisser - Would you object to three brick patio homes on one acre? Would you consider that high density?

Mr. Hazeltine – Absolutely. If you drive through the Providence Forest Estates neighborhood it looks like a dense neighborhood. I think people's perception is that R-CD is going to allow these great green open spaces. I do not like R-CD personally. I love one house per acre.

Councilwoman Hadley - I appreciate people getting involved but one thing I noticed is since we were elected there was a huge learning curve. I really appreciate the fact that you want to read the Land Use Plan and be familiar with it but there are consequences with knowledge. Once you understand the consequences of not having a sit down restaurant because you have to have the lunch crowd and the retail to support it then you see the sit down restaurant idea going away. I moved out here and got my one acre lot and raised my child here. There are some parcels of land that lend themselves to be R-CD because it protects the topography. I do not want to see R-CD all over Weddington but it really does protect a lot of green space. R-CD protects the wildlife as well. Since I have learned about R-CD there are times where R-CD should be applied as opposed to R-40.

Ms. Anderson – Yes, the Town has the right to tell people what to do with their property. It is called zoning. You are required by State Statute to provide zoning. No one likes to be told what to do and we all like property rights. By virtue of being a community we are required to tell people what to do with their property. I think what Rob was talking about is using an economic need analysis to determine whether something is really needed here. If you wanted to add that to your requirements that would be the way to

do it. I have lived here and I am the fourth generation. In order to have a very strong community you do need to have a past, present and a future. Fortunately we still have our past although every month we go to a funeral. Our past really never upsized and they are still in their original houses that they established here. They are okay in that. The people that came in the 70's have these 3,000 to 4,000 square foot houses on two acres and those people now have not been upstairs since their kids went to college because either they can't or don't need to. We don't want those people to move away. They are the people that built this Town. How do we keep them here and what about the density if we open the box? I think the way that you can structure is that you can say those smaller jewel boxed homes, one stories on higher density have to be able to walk to the Town Center. If you want to maintain independent living for our senior citizens and if they are within walking distance of their essential services it extends their independence by five years at least. You are talking about ¼ mile and that keeps it from being opened up in different places in the Town. There are some places that R-CD is helpful. Daniel, you said no one on this Council has any desire to have a big box store. I would totally agree with that. Please prevent a big box on our border and please reconsider the Robicsek project. You know what they tried to do on Rea Road and it took a massive lawsuit and the only reason that it did not succeed is because they did not follow procedures. Keep an open mind. Someone asked how long for us to respond to the plan. That is determined on what time of the year you put it out. If you put it out in the summer everyone has bolted and they are not here. Leave it out there for 45 days. Trying to get people engaged is difficult. I believe there is anxiety about the rumor mill and where everything is going and I think part of that anxiety is coming from people being shocked that a commercial development which deviated from the current plan was approved. Can you understand the feeling regarding that? Barbara and Janice I am surprised that you are surprised that all those rumors are out there and that there is going to be development on every corner. How much rumor did I hear from you and from your neighborhood on where the water tower was going to go? The rumors get out there and they get away from you. People are not engaged and they are listening to a few people that are saying things to you. It frightens them. Be patient with them. It is a learning process for you and for them. I hope that we are not adversaries but working together because it is our Town. You are serving on this Council because you love Weddington and so do we.

Ms. Propst advised that she did not want the commercial that goes along with that project and she advised that she wants a center town.

Councilmember Thomisser discussed that the plan was to be done by March 31 and a public hearing is proposed for April 8 and asked if that was enough time.

Councilwoman Harrison - My issue has been since we voted in December that we would be finished by March 31.

Mayor Davidson - We have input from the citizens that they would like a 30 to 45-day window to review the recommendation by Town Council. Do you want to take that into consideration and adjust our dates?

Councilwoman Harrison - I think we have to talk about that at the retreat.

They discussed that the last day of school is in June.

Mayor Davidson - I understand the desire to get it completed but do you want to get it completed in a fashion that you responded to the citizens with a 30 to 45-day review period?

Councilwoman Harrison – Absolutely no offense to anyone but we do send out emails, notice on our website and people are apathetic. We only got 600 people to take the survey.

Mayor Davidson - But we did have someone come in and ask us for this window.

Councilwoman Harrison – Two out of 9,000 residents.

Ms. Anderson – But they are representing others.

Mayor Davidson – Do you want to entertain at our next meeting to review our schedule?

Councilwoman Harrison – I would like by the next meeting that we can give out a calendar that we can show everyone all the dates.

Mayor Pro Tem Barry left the meeting but thanked everyone for attending.

Mr. Bill Price – This Town was created in 1983 for the main purpose to prevent Charlotte from crossing county lines. The purpose of the Town at that time and the thoughts of the founding fathers was to have low taxes and one house per acre. They thought that the people in the surrounding communities should have an opportunity to become a part of the Town if they wanted to or to be a part of other communities. For my personal opinion I think Weddington has grown too large. There are areas that were never considered part of Weddington. Weddington says that we have low taxes, good schools and lots of open spaces. Everyone loves Charlotte and we want to be there and go to the night life and work there but we do not want to live in Charlotte. We have made no provision for young people to live here. As Councilwoman Harrison said the other night that someone called us an elitist Town and that is really what we are whether you want to admit it or not. We talk about empty nesters but how many of your children are coming back here building houses to live here? With the current housing situation that we have they cannot afford it. Money is not everything. We need to have something in our Land Use Plan in order for young people getting out of college or maybe just getting out of high school and starting work and having a place that they can build a house. I understand large landowners wanting to sell their property because of the taxes and it should not put a burden on them.

Mr. Bill Deter – I have lived here five years. I know what you do is extremely difficult. I live in Waybridge. I am retired and I am an empty nester. I might have misunderstood but the term elitist town is not a negative.

Councilwoman Harrison - What was said to me was we do not enable our young people, teachers, police officers to have housing in this Town because for the most part the cheapest housing here is \$500,000.

Mayor Davidson – You want more affordable housing?

Councilwoman Harrison – That is what people are saying to me. What they are saying when they come here and what they are hearing is we all want the higher end. We have legal issues that we have to worry about with that.

Mr. Deter – The first comment I get when I say I live in Weddington is “boy that is a beautiful area.” There is apathy in the community. You can put the information out there. If people do not want to get involved then do not complain with what was done afterwards. I am fortunate I am retired so I can come to the meetings. I love the rural community. Anything I want I can drive to. To me driving one to three miles is nothing. I understand as people get older they are going to want small accommodations. I would move. That is an expectation of mine. I have a one acre lot. If I get to the point I cannot cut my grass, but then I am in an elite community so I will hire someone to do it or I would anticipate moving someplace to get that denser housing to be around older people when I am 85 to 90. Everyone is opposed to apartments, condo and renters - we have been there and done that. So we don’t have that in this community to me that

is part of life. You are going to go through that. I have enjoyed the participation that has been going on. People have to get educated. Let's get the big vision and strategy and then put that on a map.

Item No. 5. Adjournment. Councilwoman Harrison moved to adjourn the February 13, 2013 Special Town Council Meeting. All were in favor, with votes recorded as follows:

AYES:	Councilmembers Thomisser, Hadley and Harrison
NAYS:	None

The meeting adjourned at 6:06 p.m.

Walker F. Davidson, Mayor

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING
2013 BOARD RETREAT
FRIDAY, FEBRUARY 22, 2013 – 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 22, 2013, with Mayor Walker F. Davidson presiding.

Present: Mayor Walker F. Davidson (Arrived at 9:15 a.m.), Mayor Pro Tem Daniel Barry, Councilmembers Werner Thomisser, Pamela Hadley and Barbara Harrison, Planning Board Chairman Dorine Sharp, Vice-Chairman Rob Dow and Jim Vivian, Town Attorney Anthony Fox, Finance Officer Leslie Gaylord, Town Planner Jordan Cook and Town Administrator Amy S. McCollum

Visitors: Lanny Openshaw, Keri Polowy, Paisley Gordon, Anthony Burman, Steven Carow, Jack Parks and Steve Bowers

Item No. 1. Open the Meeting. Mayor Pro Tem Daniel Barry called the February 22, 2013 Special Town Council Meeting/Retreat to order at 9:03 a.m. There was a quorum.

Item No. 2. Prioritize Agenda and Set Ground Rules. Attorney Anthony Fox discussed the agenda and asked the Council's guidance on setting ground rules. The Council due to the length of the agenda advised that public comments would not be taken at the retreat. It was advised that the Planning Board and staff were available resources to the Council during the retreat.

Item No. 3. Technology Update – Kevin Eves, VC3. Mr. Kevin Eves with VC3 gave the Council an update on the status of the Town going to their hosted environment. Mr. Eves advised that the Council and Finance Officer will need to decide if they want to be provided a thin client for their use or for the technical support to be given for another device of their choosing. The next step for the project is to plan the "Go Live" date and training for staff in the new environment. Mr. Eves also informed the Council that the version of GIS that the Town has is not compatible with the hosted environment. The cost for purchasing the upgrade is \$7,295.00 which includes one full year of support. Cost for support each year after that would be \$3,000. Finance Officer Gaylord advised that there may be money available in this year's budget for the purchase. Council asked that an item be added to the March Town Council Agenda to consider a GIS Upgrade and to receive an update from VC3 about the timeframe for getting this done.

Item No. 4. Building a Community Through a YMCA. The group received a document outlining the benefits of a YMCA. Mr. Steve Bowers gave a presentation to the group which included the YMCA's mission, vision, location of branches, who they are, how they serve, their focus, etc.

He shared the following items that they believe are impacts from the YMCA: Strengthens families, solves community problems, celebrates community successes, promotes healthy living, cares for the sick, supports those less fortunate, develops tomorrow's leaders and creates memories that last a lifetime.

Mayor Pro Tem Barry asked that Mr. Bowers discuss different themed YMCAs. Mr. Bowers spoke of a possible open space/equestrian themed YMCA for Union County. At the request of Councilmember Thomisser Mr. Bowers discussed how many volunteers they have serving at the YMCA.

Mayor Davidson advised that he loved the Morrison YMCA but did not like the commercial component of the Siskey YMCA. It was discussed that the commercial at the Siskey YMCA came after the Y was built.

Mr. Bowers discussed where they were in trying to build a YMCA in Union County. He advised that Tommy Hall had given a \$2 million gift for the naming of a YMCA in Union County. They are actively pursuing three different parcels at the present time. He stated, "If there was an opportunity for a gift of land we would be able to entertain that. We have set aside dollars to buy property."

Mr. Bowers advised that they typically look for 30 to 45 acres off of a major artery and road frontage would be great. They need at least 15 acres for the physical infrastructure and then natural space/woods for ropes courses and camp activities. Mayor Pro Tem Barry talked about why the Robicsek property would have been a good site for the Y because of the natural resources on the property. Mr. Bowers spoke of the Market Study that was done and that the highest demographic draw would be at New Town and Providence Road. He advised that Union County ranks being the 2nd best demographic area in the country for desire and likelihood of individuals to use the YMCA.

Council expressed that they would like Mr. Bowers to give a presentation to the Weddington citizens and asked that an agenda item be added to the March agenda to determine how to proceed with scheduling that meeting.

Item No. 5. Public Safety.

A. Discussion of Objectives for the Public Safety Committee for the Next 12 Months. Council worked with Public Safety Chairman Michael Smith on giving direction for their committee for the next 12 months. Items discussed are listed below:

- Mayor Pro Tem Barry asked that the Committee work with Providence VFD Chief Josh Dye on examining and getting dry hydrants installed in free standing ponds. Councilwoman Hadley advised that the bodies of water would need to be certified and letters of permission would be needed from HOAs if applicable, along with signage at the dry hydrants. Council felt that they should be identified and certified by October 1, 2013. Chairman Smith will work with Councilwoman Hadley on this item.
- Councilmember Thomisser asked that they work with all three fire departments to schedule adult and infant CPR classes and also if one of the fire departments could be available to provide infant/child seat installation training.
- Councilwoman Harrison asked that they study the feasibility of putting a street light at Weddington-Matthews Road and Tilley Morris Road and whether an easement would be needed from Stratford Hall.
- Email alerts to the citizens similar to what was done by former Deputy Ron Honeycutt. Determine the best way to give this information out to the public and see whether this is something that the Town deputies would take on. The public could voluntarily sign up for the public safety notices. Attorney Fox cautioned possible exposure from incomplete or erroneous information. Committee to determine if information will come from the Committee or Deputies.
- Committee to determine how to communicate monthly with the Council on public safety issues.
- Committee to work with deputies on being more visible in the Town and doing more community policing and to encourage them to be more relationship based in the neighborhoods. Committee to possibly do an annual review with the deputies on issues that may need to be addressed.
- Establish schedule for radar trailer.
- Mayor Pro Tem Barry asked that the deputies enforce traffic laws for bicyclists.
- Informing the public of the Map Nimbus program and possibly add some type of link from the Town's website.

It was reported that Union County is studying EMS service. There was discussion on whether the Town needed to do anything regarding EMS until that study was completed. Mayor Pro Tem Barry felt that it was a very long process for the County to complete the fire study and questioned whether this would be the same situation and that the Commissioners had been less than responsive on public safety issues. Mayor Davidson suggested that the Committee reach out to the County and inform them that the Town would like to participate in the study. Councilmember Thomisser questioned whether another ambulance needed to be strategically placed at either the Providence VFD or Stallings VFD. Council agreed to allow the Committee to develop a report on the quality of EMS in Weddington and to provide to Council over the next year.

Item No. 6. Land Use Plan. The group received a copy of Chapters 1 – 3 of the Land Use Plan. Members went page by page of the Land Use Plan and gave amendments to Town Planner Cook and Ms. Sharp. Council agreed that the ending date for the LUP would be December 31, 2018. Council discussed that they needed to address higher density housing as it related to age based/active adult housing. Mayor Davidson questioned whether the Town could approve an age based development or is that done through the development's restrictive covenants and what would protect the Town if that development went bankrupt and was used for all ages and not just senior adults. There was discussion on whether an age based community could be done within the R-CD requirements. Mayor Davidson advised that he would prefer that the one house per acre stay true for the entire project if it is age based. Mayor Davidson asked that Council give their view on higher density and state where they are getting their information to make that determination and then the Council should write up language or show proposals on a map to get feedback from Weddington citizens.

Town Administrator McCollum will provide the Council with a copy of the Urban Land Institute Project that was done in 2005.

Item No. 7. Budget Discussions.

A. Budget Schedule. The group received the following:

- FY2014 Budget Preparation Timeline
- FY2014 Preliminary Budget
- List of Non-Operating Expenditures
- Trend Analysis Expenditures
- 5 Year Budget Projections FY2014-2018

Finance Officer Gaylord reviewed the budget timeline with the Council. She advised that she had prepared a 5 cents and a 5.2 cents budget for the Council's review. Ms. Gaylord reviewed the proposed budget and 5-year budget projection worksheet.

B. Providence VFD Capital Improvement Plan. The group received the following:

- Providence VFD Proposed Budget for FY 2013-2014
- Renovation Plans for the Fire Department

Mr. Jack Parks gave a presentation to the Council on Providence VFD's budget needs. He talked about the partnership between the Town and Providence VFD for public safety and advised that they could not exist without the Town and hoped that the Town felt the same as well about them. PVFD plans for 2013/2014 are to renovate the department's rear building, renovate the main station and strengthen their volunteer program. The rear building after renovated will serve as temporary living quarters and future physical fitness area for the department. He advised that they would still have to operate while the main building is being renovated. Renovating the main station will bring the facility up to current building codes and provide adequate sleeping quarters for night staff and will hopefully serve as an attraction for new members. Mr. Parks spoke regarding their plan to strengthen their volunteer program by implementing a

tiered bonus program to attract and retain volunteers. He stated, “We plan to bring in certified and rookie volunteers to fortify our night staffing and build a strong base for future leadership.”

Mr. Parks reviewed the following financial information:

Recent/pending capital expenditures

Purchased and outfitted reserve engine - \$85,000

Invoiced for initial payment for architectural and engineering services - \$37,650

Recent/pending capital expenditures

Architectural and engineering services for rear building - \$5,638

Rear building renovation estimate - \$60,000 to \$120,000

Previous Reserves - \$179,136

Current Financial Situation - \$135,848

Mr. Parks felt that their existing reserves were uncomfortably low and that there are neighboring fire departments that have \$1,000,000 in the bank. He advised that their most recent and pending capital expenditure and obligations have created a need for the \$50,000 budgeted this year by Weddington for fire department capital improvements.

New Budget Needs – Proposed Additional New Needs - \$100,000

Amortization of Renovation Loan - \$70,000

Additional Maintenance for third engine - \$10,000

Volunteer Bonus Program - \$20,000

Adjustments in Current Budget Items - \$9,500

2012/2013 Budget - \$664,923

Proposed 2013/2014 - \$774,431

Additional needs next year - \$109,508

Mr. Parks showed the proposed renovations of the fire station.

Councilmember Thomisser gave the percentages from the survey showing that public safety to the citizens of Weddington as very important. Councilmember Thomisser commended Mr. Parks on the work he is and has done at the Providence VFD. He said that he would support their financial request because of the importance of public safety and the professionalism of the Providence VFD. He asked Council to see if there were any needs from Wesley Chapel VFD or Stallings VFD and that he would support a smaller amount for those two fire departments as well because they are serving parts of the Town.

Mayor Pro Tem Barry also commended Providence VFD on a great job and asked that an agenda item be added to the March Town Council Meeting to consider releasing the \$50,000 to Providence.

Mayor Davidson talked about working out a swap of assets to protect the Town’s balance sheet for giving Providence VFD money for their loan and operating expenses. He stated, “Providence VFD is going to have a loan for 15 to 20 years and we are proposing to give them \$70,000 a year and I want the Town to own the assets. I want to prevent what has happened in other departments in the County.”

Council asked that Finance Officer Gaylord and Attorney Fox work with Mr. Parks on three or four scenarios on how this arrangement could be developed and report back at the March Town Council Meeting. Council advised that they were okay with the principle as discussed. Mr. Parks informed the

Council that they did not feel that they would need to add any large equipment or apparatus over the next five years.

C. Maintenance Items. The group received the following:

- Pictures of Council Chairs
- Estimate for repairing Town Hall hardwood flooring
- Estimate for Town Hall carpet

Councilwoman Hadley advised that she has received pricing to have an electrical inspection done of the Town Hall. The costs range from \$550 to \$700. Council instructed Ms. Hadley to proceed with the electrical inspection of the Town Hall.

Councilwoman Hadley advised that the Council chairs are at least 30 years old and that she has gotten pricing to get seven leather chairs at a cost of \$900 to \$1,100. Council expressed concern that they felt the cost of the chairs was too expensive. Councilwoman Hadley also reviewed pricing that she received for painting of certain areas inside the Town Hall (\$4,650), carpeting (\$5,035.13) and refinishing of the hardwood floors (\$14,352.). Council felt that once they received information from the electrical inspection then they could determine whether to proceed with any of the other items listed by Ms. Hadley. Councilmember Thomisser asked that Ms. Hadley prioritize the items that she presented to Council.

D. Sidewalk Maintenance. The group received a copy of the Transportation Improvement Project – Municipal Agreement for TIP#: U-2510A dated October 28, 2011. Councilwoman Harrison asked if the Town owns the sidewalks on Providence Road would the Town be responsible for the maintenance and does the Town need to put money aside for maintenance in the budget? Attorney Fox spoke regarding the statutory provisions regarding this item. Council discussed next time that the Town reviews the contract for the mowing of the medians to put the responsibility on the contractor to notice any defects in the sidewalks and to notify the Town.

E. Town Events. Councilwoman Harrison spoke of future Town events and requested an additional \$3,000 for the tree lighting and \$5,000 for the festival because it is the Town's 30th anniversary. It was advised that Councilwoman Harrison had to spend some of her own personal money for some of the events because there was not enough money budgeted. Councilmembers talked about reimbursing Ms. Harrison. Council asked that she prepare her proposed budget for each event and submit to the Town Council for review.

F. Town Banners. Councilmember Thomisser spoke about the Council's prior discussion of purchasing new banners and having the local school art department get involved with designing the banner. Council advised that they did not want to pursue this item at this time.

G. Discussion of Council Raises. The group received a copy of the Mayor and Council salaries in other municipalities with a population of 5,000 to 9,999 and 10,000 to 24,999. Councilwoman Harrison advised that she would like the Council to consider a raise for the Councilmembers from \$250 a month to \$300 a month starting in December of this year. She spoke that there was a big range between what the Mayor made versus the Council's salary. Mayor Pro Tem Barry questioned whether \$300 was enough. Councilwoman Harrison spoke of the number of meetings that the Council is having and the amount of work that each Councilmember is performing. Councilmember Thomisser appreciated Ms. Harrison bringing this forward but felt like we were still in a recession and it did not look good. Mayor Pro Tem Barry asked that Ms. Harrison research what other towns' salaries to find the correct amount to bring forward.

Item No. 8. Planning Items.

A. Annexation Agreement. The group received a copy of the Annexation Agreement between Weddington, Stallings, Marvin and Charlotte and the agreement between Weddington and Marvin, Annexation Agreement FAQs, and the Annexation Agreement Checklist for the City of Charlotte. Town Planner Cook advised that the Town's annexation agreement with Charlotte, Marvin and Stallings expires in 2014. He informed the Council that he and Attorney Fox would be meeting with the Charlotte Planner and Attorney over the next few weeks to start working on a document. Council asked that this item be placed on the March agenda for Town Planner Cook to give an update.

B. Temporary Use Permit Procedures. The group received a copy of Section 58-13 (Temporary structures and uses), Temporary Use Permit Application and Checklist. Council discussed events that would need to get a Temporary Use Permit from the Town. It was advised that many events occur and they do not receive a permit. The Council discussed what the Town is trying to accomplish by requiring a Temporary Use Permit. Town Planner Cook informed the group that if the Council requires a mass gathering permit then that would trigger the need for a Temporary Use Permit from the Town. The group discussed that the festival held at the High School and the 5K that was held recently did not come in for a permit. Planning Board members advised that if the event is not a normal function or use of the property then a permit is required. Whether the event leaves the property, how many people are impacted, traffic and safety issues and the size of the event also are factors of whether a permit is needed. The group discussed how is Crossfit at the Shopping Center different than a school 5K? Crossfit does their events as part of their business and fitness. Town Planner Cook will contact NCDOT to see what their process is for 5Ks and parades. The group questioned what happens if you do not get a permit and look at possibly increasing the violation amount for not getting a permit. Council asked that Town Planner Cook work on language to allow him to issue a permit for certain events and to have the lead way to determine whether the Planning Board needs to approve an event through their process.

C. Agritourism/Agricultural Use Text Amendments. The group received a copy of the proposed text amendment. Town Planner Cook reviewed the proposed text amendment. He advised that according to the Town Attorney if this text amendment is adopted it would likely violate the commerce clause of the United States Constitution and that agricultural uses are allowed on each property in the Town of Weddington. It was discussed that the Town does receive numerous complaints on how certain properties look but the Town cannot regulate aesthetics and that the Town has studied the issue and there is nothing that can be done.

Item No. 9. Miscellaneous Items.

A. Develop Procedures for Town Expenditures (Contracts, Certificates of Insurance, Town Council Approval). Town Administrator Amy McCollum discussed with the Council that she would like a definitive process on what approval is needed to make expenditures that are budgeted and when the item needs to come to the Council for approval, whether a contract is needed, etc. Councilwoman Hadley advised that she would like for the next Facilities Manager a manual detailing when past maintenance items were done, history, pricing, etc. Ms. McCollum will work with Attorney Fox and Finance Officer Gaylord on a policy for the Council review.

B. Allowing the Use of Credit/Debit Cards. Councilwoman Harrison discussed this item and advised that she would like the ability to allow people to use credit or debit cards at Town events. Town Planner Cook also mentioned that he has a lot of people request to use a card while receiving a zoning permit. Finance Officer Gaylord discussed new legislation that has changed regarding transaction fees relative to this issue and Council asked that she look into the Town using cards and have this information prior to the next festival.

C. Neighborhood Solicitation Ordinance. The group received a copy of the solicitation ordinances from the City of Charlotte and from the City of Monroe. Councilmember Thomisser spoke regarding this

item and discussed the number of solicitors that citizens in his district experience due to their proximity to 485. He advised that it was not illegal to solicit but asked the council to consider an ordinance similar to Monroe or Charlotte's solicitation ordinance and to require that a permit be obtained at the Town Hall to solicit. He felt that the ordinance could limit the times that people solicit and by obtaining a permit at Town Hall that the Town and deputies would have a record of who is soliciting and a mechanism to have enforcement powers if someone is not following the ordinance. Council discussed that Girl Scouts and kids from the local schools are always soliciting trying to raise money for different events. Councilmember Thomisser mentioned that a fee for the permit maybe would not be needed to accommodate the local groups. Councilwoman Harrison talked about issues in her neighborhood regarding solicitors and that she was already able to call 911 to have the issue handled. There was no support from Council on this issue.

D. Weddington Heritage Tree Ordinance. The group received a document outlining the benefits of Heritage Trees, the Davidson, NC Tree Ordinance and Past Council and Arborist's Comments and an article entitled Invest in your city, your future. Councilmember Thomisser reviewed this item with the Council and stated that once you cut a tree down you cannot put it back up. Council discussed the pros and cons of having a tree ordinance. Mr. Rob Dow stated, "Having tried this several times, I don't know how you do this without hurting property rights. We could look at making a positive impact by looking at our buffering requirements and think about planting some bigger specimens and see what we can accomplish on that end."

E. Grants. The group received an article entitled Nature preserve to open at Lake Norman. Councilmember Thomisser discussed this with the Council and felt that the Town did not have a mechanism to know when what grants are available. He felt that the Town may be leaving money on the table because we are not aware that it is out there. Ms. McCollum discussed that the School of Government offers training to assist towns on grant writing and how to find grants for the Town. It was advised that Kim Woods in the office would be willing to work on getting the necessary training for grant writing and would sign up to receive notifications when grants are available.

Item No. 10. Adjournment. Mayor Pro Tem Barry moved to adjourn the February 22, 2013 Town Council Meeting/Retreat. All were in favor, with votes recorded as follows:

AYES:	Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS:	None

The meeting adjourned at 5:21 p.m.

Walker F. Davidson, Mayor

Amy S. McCollum, Town Clerk

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL AND PLANNING BOARD WORK SESSION
MONDAY, FEBRUARY 25, 2013 – 5:30 P.M.
MINUTES**

The Town Council and Planning Board of the Town of Weddington, North Carolina, met in a Special Work Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on February 25, 2013, with Mayor Walker F. Davidson and Chairman Dorine Sharp presiding.

Present: Mayor Walker F. Davidson, Mayor Pro Tem Daniel Barry, Councilmembers Werner Thomisser, Pamela Hadley and Barbara Harrison, Planning Board Chairman Dorine Sharp, Vice-Chairman Rob Dow (Arrived at 5:35 p.m.), Jeff Perryman, Jim Vivian, Jennifer Romaine, Janice Propst, and John Giattino and Town Planner Jordan Cook and Town Administrator Amy S. McCollum

Visitors: Bill Deter

Item No. 1. Open the Meeting. Mayor Walker F. Davidson and Chairman Dorine Sharp called the February 25, 2013 Special Town Council and Planning Board Work Session to order at 5:30 p.m. There was a quorum.

Item No. 2. Review of Chapters 1 through 5 of the Weddington Land Use Plan. The Planning Board and Town Council reviewed sections of the Land Use Plan and gave amendments to Town Planner Jordan Cook and Planning Board Chairman Sharp. Members asked that a glossary be added to the document and the following items be defined along with other items listed at the retreat: town, rural, urban amenities, mixed use development, density (high and low). Council felt that once the first three chapters of the Land Use Plan were completed that staff could put out the proposed document on the website for citizens to review.

- The group discussed that the Council needed to draw some conclusions on what the public wants whether by using the survey results or comments made at the public workshops.
- Mayor Davidson questioned what sources the Council was going to use to help develop the text in the Land Use Plan.
- Council asked that Town Planner Cook write the language in the document dealing with annexation and the Town's agreements.

Item No. 3. Adjournment. Mayor Pro Tem Daniel Barry moved to adjourn the Special Town Council and Planning Board Work Session. All were in favor, with votes recorded as follows:

AYES:	Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS:	None

Ms. Jennifer Romaine moved to adjourn the Special Town Council and Planning Board Work Session. Mr. Jeff Perryman seconded the motion, with votes recorded as follows:

AYES:	Romaine, Propst, Vivian, Giattino, Perryman and Vice-Chairman Dow
NAYS:	None

The meeting adjourned at 6:54 p.m.

Walker F. Davidson, Mayor

Amy S. McCollum, Town Clerk

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

MEMORANDUM

TO: Weddington Town Council

FROM: Amy S. McCollum, Town Administrator

DATE: March 5, 2013

SUBJECT: Deer Urban Archery Season Renewal

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

TO: Weddington Town Council

FROM: Amy S. McCollum, Town Administrator

DATE: March 6, 2013

SUBJECT: Lake Forest Preserve, Phase 2B - Reduction of Road Performance Bond

The Town is currently holding \$151,906.20 for Phase 2B Road Improvements. US Infrastructure completed a field inspection on January 10, 2013 to verify the satisfactory completion of the construction activities. Their inspection determined that some items remain to be completed therefore they recommended that the current performance bond be reduced to the amount of \$60,776.25. According to Mac Outen with NCDOT, the roads in this portion of Lake Forest Preserve are to be taken over for maintenance by NCDOT this week.

Please let me know if you have any questions.



US INFRASTRUCTURE OF CAROLINA, INC.

CONSULTING ENGINEERS

January 14, 2013

Ms. Amy McCollom
Town of Weddington
1924 Weddington Road
Weddington, NC 28104

SUBJECT: Lake Forest Preserve Subdivision Phase 2B
Reduction of Performance Bond
USI Project No. 120201-01

Dear Amy:

USI conducted a field inspection of the Lake Forest Preserve Subdivision on January 10, 2013 to verify the satisfactory completion of construction activities for the purpose of reducing the developer's performance bond amount. Our inspection found that some items remain to be completed, the costs of which are shown on the Engineer's estimate submitted by R Joe Harris & Associates dated January 5, 2013 (see attached). Therefore, we recommend that the current performance bond may be reduced to the amount of \$60,776.25.25 as shown on the estimate.

The developer has indicated that Lake Prairie Drive and Pine Valley Court will be accepted by NCDOT for maintenance at this time. Documentation of the acceptance of these streets should be submitted to the Town prior to reduction in the performance bond.

If you have any questions, please contact us at 704-342-3007.

Sincerely,

US Infrastructure of Carolina, Inc.

Bonnie A. Fisher, P.E.
Senior Engineer

cc: Alan Kerley, Orleans Homebuilders

Attachment

Project:	Lake Forest Phase 2B	Engineer:	R. Joe Harris & Associates, LLC
Developer:	Orleans Homebuilders	Date:	January 14, 2013
Reference:	Bond Reduction for Final Plat - Phase 2B		

Item	Description	Quantity	Unit	Unit Price	Total Cost	Completed	Valve Work	Valve Work
				Contractor	Contractor	Quantity	Completed	Remaining
A. Parcel Storm Drain								
A-1	Catch Basins	24	EA	\$ 2,000.00	\$ 48,000.00	24	EA \$ 48,000.00	\$ -
A-2	Double Catch Basins	2	EA	\$ 3,800.00	\$ 7,600.00	2	EA \$ 7,600.00	\$ -
A-3	Storm Drain Manholes	1	EA	\$ 2,000.00	\$ 2,000.00	1	EA \$ 2,000.00	\$ -
A-4	Flared End Section							
	1. 15" Flared end section	1	EA	\$ 550.00	\$ 550.00	1	EA \$ 550.00	\$ -
	2. 18" Flared end section	1	EA	\$ 1,050.00	\$ 1,050.00	1	EA \$ 1,050.00	\$ -
	3. 24" Flared end section	1	EA	\$ 1,100.00	\$ 1,100.00	1	EA \$ 1,100.00	\$ -
	4. 42" Flared end section	1	EA	\$ 4,600.00	\$ 4,600.00	1	EA \$ 4,600.00	\$ -
A-5	Storm Drain Pipe							
	1. 15" RCP	1,429	LF	\$ 19.00	\$ 27,151.00	1,429	LF \$ 27,151.00	\$ -
	2. 18" RCP	185	LF	\$ 27.00	\$ 4,995.00	185	LF \$ 4,995.00	\$ -
	3. 24" RCP	177	LF	\$ 29.00	\$ 5,133.00	177	LF \$ 5,133.00	\$ -
	4. 30" RCP	243	LF	\$ 44.00	\$ 10,692.00	243	LF \$ 10,692.00	\$ -
	5. 42" RCP	64	LF	\$ 75.00	\$ 4,800.00	64	LF \$ 4,800.00	\$ -
A-6	54" Culvert	1	EA	\$ 130.00	\$ 130.00	1	EA \$ 130.00	\$ -
A-7	54" Headwalls	2	EA	\$ 4,800.00	\$ 9,600.00	2	EA \$ 9,600.00	\$ -
A-8	Rip Rap Aprons	4	EA	\$ 3,000.00	\$ 12,000.00	3	EA \$ 9,000.00	\$ 3,000.00
							Total	\$ 3,000.00
B. Parcel Paving								
B-1	Asphalt Concrete Surface Course (1.25" Depth)	7,828	SY	\$ 6.25	\$ 48,925.00	5,726	SY \$ 35,787.50	\$ 13,137.50
B-2	Asphalt Concrete Surface Course (1.25" Depth)	7,828	SY	\$ 6.25	\$ 48,925.00	7,828	SY \$ 48,925.00	\$ -
B-3	Stabilized Aggregate Base Course (8" Depth)	7,828	SY	\$ 9.50	\$ 74,366.00	7,828	SY \$ 74,366.00	\$ -
B-4	Valley (2'-0") Curb & Gutter	5,827	LF	\$ 11.00	\$ 64,097.00	5,827	LF \$ 64,097.00	\$ -
B-5	Sidewalks	2,728	LF	\$ 16.50	\$ 45,012.00	1,808	LF \$ 29,832.00	\$ 15,180.00
B-6	Handicap Ramps	4	EA	\$ 900.00	\$ 3,600.00	1	EA \$ 900.00	\$ 2,700.00
							Total	\$ 31,017.50
C. Miscellaneous								
C-1	Erosion Basin Maintenance & Removal	2	EA	\$ 2,000.00	\$ 4,000.00	0	EA \$ -	\$ 4,000.00
C-2	Repair/Replacement of SDMH#701	1	LS	\$ 2,500.00	\$ 2,500.00	0	LS \$ -	\$ 2,500.00
							Total	\$ 6,500.00
Total Incomplete Cost				\$ 40,517.50				
Total Value of Performance Bond to be Posted (150% of Incomplete Cost)				\$ 60,776.25				
Total Cost of Incomplete Improvements				\$ 40,517.50				

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

MEMORANDUM

TO: Weddington Town Council

FROM: Amy S. McCollum, Town Administrator

DATE: March 6, 2013

SUBJECT: Lake Forest Preserve, Phase IA and IB – Release of Road Performance Bond

The Town is currently holding \$11,977.50 for Phase IA and 1B Road Improvements. US Infrastructure completed a field inspection on February 12 and 27 to verify the satisfactory completion of the construction activities. Their inspection determined that all roadway and drainage items have been satisfactory completed and they recommend release of the performance bond for this phase of the subdivision. The roads in this portion of Lake Forest Preserve were taken over for maintenance by NCDOT on November 5, 2010 and the maintenance bond in the amount of \$42,819.36 was released back to the developer on April 2, 2012.

Please let me know if you have any questions.



US INFRASTRUCTURE OF CAROLINA, INC.
CONSULTING ENGINEERS

February 28, 2013

Ms. Amy McCollom
Town of Weddington
1924 Weddington Road
Weddington, NC 28104

SUBJECT: Lake Forest Preserve Phase 1A– Release of Performance Bond
USI Project No. 120201

Dear Amy:

USI conducted a field inspection of the Lake Forest Preserve Subdivision Phase 1A on February 12 and 27, 2013 to verify the satisfactory completion of construction activities for the purpose of releasing the developer's performance bond amount. Our inspection found all roadway and drainage items have been satisfactorily completed, and we recommend release of the performance bond for this phase of the subdivision.

If you have any questions, please contact us at 704-342-3007.

Sincerely,

US Infrastructure of Carolina, Inc.

Bonnie A. Fisher, P.E.
Senior Engineer

cc: Alan Kerley, Orleans Homebuilders

**NORTH CAROLINA STATE DEPARTMENT OF TRANSPORTATION
REQUEST FOR ADDITION TO STATE MAINTAINED SECONDARY ROAD SYSTEM
TOWN OF WEDDINGTON, NORTH CAROLINA
R-2013-03**

North Carolina

County of Union

Road Description: Chickadee Court in the Weddington Heights Subdivision in the Town of Weddington, North Carolina

WHEREAS, the attached petition has been filed with the Town Council of the Town of Weddington, Union County, requesting that the above described roads, the location of which has been indicated in red on the attached map, be added to the Secondary Road System; and,

WHEREAS, the Town of Weddington is of the opinion that the above described roads should be added to the Secondary Road System, if the roads meet minimum standards and criteria established by the Division of Highways of the Department of Transportation for the addition of roads to the System.

NOW, THEREFORE, be it resolved by the Town of Weddington of the County of Union that the Division of Highways is hereby requested to review the above-described roads, and to take over the roads for maintenance if it meets established standards and criteria.

Adopted this 11th day of March, 2013.

Walker F. Davidson, Mayor

Attest:

Amy S. McCollum, Town Clerk



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

Pat McCrory
GOVERNOR

DIVISION OF HIGHWAYS
February 1, 2013

Anthony J. Tata
SECRETARY

Ms. Amy McCollum
Town Of Weddington
1924 Weddington Road
Weddington, N.C. 28104

Subject: Request for SR-2 Resolution for Chickadee Court in the Weddington Heights Subdivision.

Dear Ms. McCollum

We have been petitioned to add the subject roads to the State Maintained Road System. These roads can be recommended for addition upon receipt of a resolution, from the Town of Weddington, approving the addition.

Therefore, our office requests your assistance in obtaining a resolution (SR-2). Please provide an approved Form SR-2 if this request is acceptable to the Town.

Thank you for your prompt attention to this matter. If you have any questions, please feel free to call me at 704-289-1397.

Sincerely,

Mac Outen
Transportation Technician II

JWU/amo
cc: File



**North Carolina Department of Transportation
Division of Highways
Petition for Road Addition**

ROADWAY INFORMATION: (Please Print/Type)

County: Union Road Name: Chickadee Court
(Please list additional street names and lengths on the back of this form.)

Subdivision Name: Weddington Heights Length (miles): _____
Number of occupied homes having street frontage: 5 Located (miles): _____
miles N S E W of the intersection of Route _____ and Route _____
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of Weddington Heights in
Union County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name: Brian Strang (V.P. H.O.A) Phone Number: (Cell) 704/576-2331
Street Address: 3707 Song Sparrow Drive Weddington, NC 28104
Mailing Address: Same As Above

PROPERTY OWNERS

Name	Mailing Address	Telephone
<u>Mike & Donna Pomenick</u>	<u>5100 Chickadee Court</u>	<u>704/246-7182</u>
<u>Kirk & Christy Lundell</u>	<u>5105 Chickadee Court</u>	<u>704/846-9730</u>
<u>Yuri & Lyubov Koval</u>	<u>5109 Chickadee Court</u>	<u>704/321-3338</u>
<u>Robert & Hannah Mayfield</u>	<u>4305 Mourning Dove Drive</u>	<u>704/321-6441</u>
<u>* Esbelito C. Solano</u>	<u>5104 Chickadee Court</u>	

* Under Construction

INSTRUCTIONS FOR COMPLETING PETITION:

1. Complete Information Section
2. Identify Contact Person (This person serves as spokesperson for petitioner(s)).
3. Attach two (2) copies of recorded subdivision plat or property deeds, which refer to candidate road.
4. Adjoining property owners and/or the developer may submit a petition. Subdivision roads with prior NCDOT review and approval only require the developer's signature.
5. If submitted by the developer, encroachment agreements from all utilities located within the right of way shall be submitted with the petition for Road addition. However, construction plans may not be required at this time.
6. Submit to District Engineer's Office.

FOR NCDOT USE ONLY: Please check the appropriate block

Rural Road

Subdivision platted prior to October 1, 1975

☒ Subdivision platted after September 30, 1975

REQUIREMENTS FOR ADDITION

If this road meets the requirements necessary for addition, we agree to grant the Department of Transportation a right-of-way of the necessary width to construct the road to the minimum construction standards of the NCDOT. The right-of-way will extend the entire length of the road that is requested to be added to the state maintained system and will include the necessary areas outside of the right-of-way for cut and fill slopes and drainage. Also, we agree to dedicate additional right-of-way at intersections for sight distance and design purposes and execute said right-of-way agreement forms that will be submitted to us by representatives of the NCDOT. The right-of-way shall be cleared at no expense to the NCDOT, which includes the removal of utilities, fences, other obstructions, etc.

General Statute 136-102.6 states that any subdivision recorded on or after October 1, 1975, must be built in accordance with NCDOT standards in order to be eligible for addition to the State Road System.

<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>	<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>

SITE DATA:

TOTAL AREA = 165,503 SF = 3.799 ac
 COMMON AREAS/BUFFER AREA = 17,009 SF = 0.402 ac
 NEW R/W AREA (CHINA LEE COURT) = 11,942 SF = 0.275 ac
 TOTAL NEW LOTS = 3
 SENER SERVICE = UNION COUNTY
 WATER SERVICE = UNION COUNTY
 TOTAL LENGTH OF NEW STREET = 350 FT
 ZONED R-40
 MINIMUM LOT WIDTH @ SETBACK = 120'
 ALL LOTS GREATER THAN 40,000 SQUARE FEET

NOTES:

- NO UTILS MONUMENT FOUND WITHIN 2000 FEET
- ALL UTILS ARE HORIZONTAL GROUND
- ALL UTILS ARE HORIZONTAL GROUND
- REAR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- ALL CORNERS WERE TAKEN FROM UNION COUNTY
- ALL CORNERS WERE TAKEN FROM UNION COUNTY
- A 10' GENERAL UTILITY EASEMENT EXIST ALONG AND PARALLEL TO ALL STREET RIGHT-OF-WAYS AND 5' EACH SIDE OF ALL
- A 20' GENERAL UTILITY EASEMENT ALONG ALL EXTERIOR

BUILDING SETBACKS:

CURRENT ZONING: R-40
 JURISDICTION: TOWN OF WEDDINGTON
 FRONT: 50'
 SIDE: 40'
 CORNER: 25'
 LOT WIDTH AT SETBACK: 120'

LEGEND:

DB - DEED BOOK
 CA9 - PLAT CABINET
 REF - REFERENCE
 UN - UNIFORM
 MBL - MINIMUM BUILDING SETBACK LINE
 SBL - SETBACK LINE
 PBL - PUBLIC UTILITY EASEMENT
 MNT - MANHOLE

MONTY MAP (NOT TO SCALE)

CURVE TABLE

CURVE	LENGTH	RADIUS	CH. BEARING	CH. DIST.
C1	48.70	20.00	N 89° 00' 00" E	16.33
C2	116.73	130.00	S 89° 00' 00" E	12.85
C3	28.49	20.00	S 12° 32' 17" W	26.14
C4	28.49	20.00	S 89° 00' 00" E	26.14
C5	96.02	170.00	S 89° 00' 00" E	94.75
C6	56.63	170.00	S 89° 00' 00" E	56.36
C7	16.98	20.00	N 89° 00' 00" E	16.33
C8	55.19	40.00	N 89° 00' 00" E	50.01
C9	23.69	40.00	N 89° 00' 00" E	23.69

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89° 00' 00" E	23.69
L2	N 89° 00' 00" E	16.33
L3	S 89° 00' 00" E	12.85
L4	S 89° 00' 00" E	109.40
L5	S 89° 00' 00" E	47.45
L6	S 89° 00' 00" E	11.64
L7	S 89° 00' 00" E	33.08
L8	S 89° 00' 00" E	31.69
L9	S 89° 00' 00" E	31.69
L10	S 89° 00' 00" E	5.17
L11	S 89° 00' 00" E	5.17
L12	S 89° 00' 00" E	5.17

CURVE TABLE

CURVE	LENGTH	RADIUS	CH. BEARING	CH. DIST.
C1	48.70	20.00	N 89° 00' 00" E	16.33
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L5	S 89° 00' 00" E	47.45
L6	S 89° 00' 00" E	11.64
L7	S 89° 00' 00" E	33.08
L8	S 89° 00' 00" E	31.69
L9	S 89° 00' 00" E	31.69
L10	S 89° 00' 00" E	5.17
L11	S 89° 00' 00" E	5.17
L12	S 89° 00' 00" E	5.17

GRAPHIC SCALE

1 inch = 100 ft

CAB 3 File 353

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 rezoning's 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.

**AN ORDINANCE TO AMEND SECTION 58-60
OF THE CODE OF ORDINANCES
OF THE TOWN OF WEDDINGTON
O-2013-05**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT
SECTION 58-60 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

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.

Adopted this 11th day of March, 2013.

Walker F. Davidson, Mayor

Attest:

Amy S. McCollum, Town Clerk

**APPLICATION FOR SUBMITTAL
OF
SUBDIVISION PRELIMINARY PLAT**

NAME OF PROPOSED SUBDIVISION: BROMLEY

LOCATION OF SUBDIVISION: HEMBY ROAD @ BROMLEY DRIVE

PARCEL ID 06-147-007 ZONING DISTRICT R-CD TOTAL ACREAGE 154.10
NUMBER OF LOTS 121

DEVELOPER:

NAME: TOLL NC 11, LP

ADDRESS: 1049 BROMLEY DRIVE
WEDDINGTON, NC 28104

OWNER (if different from above) SAME

PHONE: (704)297-9282

FEE PAID: \$ 800.00 12/19/12 DATE: 12/03/12

I (We) Robyn Kados as developer(s) of the property to be subdivided have knowledge of the Town's Zoning and Subdivision Ordinances as they pertain to development in the Town of Weddington. I (we) have received a copy of the Subdivision Checklist.

[Signature]
Zoning Administrator

[Signature]
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 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: Walker Davidson, Mayor
Town Council

CC: Amy McCollum, Town Clerk

FROM: Jordan C. Cook, Zoning Administrator/Planner

DATE: March 11, 2013

SUBJECT: Bromley Map 6 Final Plat

Toll NC 11, LC submitted an application on December 12, 2012 for approval of the Final Plat of Map 6 and a revision to Map 2 (Lot 89) in the Bromley subdivision located off of Hemby Road.

Project Information:

The Bromley subdivision is an approved 120 lot subdivision on 151.60 acres. The subdivision is located on Hemby Road. Bromley is being developed by Toll Brothers as a Conventional subdivision.

Map 6 is comprised of eight lots, lots 81-83 and lots 85-89 (tax parcel 06-147-007) and was given Preliminary Plat approval on January 10, 2006. Included on Map 6 is Lot 89 that was previously recorded on Map 2. Lot 84 has been removed and dispersed into Lots 81, 82 and 83.

The original deadline to submit the Final Plat was January 10, 2008. However, the Permit Extension Act of 2009 and 2010 essentially “froze time” from 2007 to 2010 giving Toll Brothers until January 10, 2014 to submit their Final Plat(s). The submitted Final Plat for Map 6 is similar to the approved Map 6 Preliminary Plat. The approved Preliminary Plat has been included in your packet.

The Planning Board unanimously recommended approval of this Final Plat at their February 25th meeting.

Map 6 Information:

1. Map 6 is eight lots and 9.567 acres.
2. Map 6 is not required open space on its own. The Bromley subdivision has provided 15.84 acres or 10.5% open space in accordance with the *Weddington Zoning Ordinance*.
- Development standards are as follows:
 - Minimum lot size- 40,000 sq. feet
 - Minimum lot width- 120 feet
 - Minimum front yard setback- 50 feet
 - Minimum rear yard setback – 40 feet
 - Minimum side yard setback – 15 feet
 - Minimum corner side yard setback – 25 feet
- Lot 87 is the smallest lot within Map 6 at 40,170 square feet.
- Water and sewer services are provided by Union County Public Works (approvals on file).
- A copy of the approved Declared Covenants, Conditions and Restrictions (CCR's) for Bromley are on file at Town Hall.
- US Infrastructure has previously reviewed and approved the Preliminary Plat.
- All roads are built to NCDOT standards (final 1" layer of asphalt to be added after construction). Road names and addresses have been approved by Union County E911.
- The Applicant has stated that the timber bridge will be maintained by the Bromley HOA in perpetuity. However, the bridge will not prohibit traffic from traveling on NCDOT owned and maintained Fernhurst Terrace.
- All NCDENR, NCDOT and Union County approvals and permits are on file with the Town. These approvals were required during the Preliminary Plat process.

The Bromley Map 6 Final Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following conditions:

1. Performance and Maintenance Bonds to be approved the Town Council and approval of guarantee document by Town Attorney;
2. Previous lot lines of Lot 84 must be depicted on Final Plat;
3. Town Attorney to review Bromley Covenants, Conditions and Restrictions;
4. Each remaining lot to be recorded in the Bromley subdivision shall include on its Deed a statement that Fernhurst Terrace and Pondmeade Lane are private and not the responsibility of the Town of Weddington and shall be maintained by the Bromley Homeowners Association or its Developer;
5. The "Timber Bridge Maintenance Note" shall be revised to state: The existing timber bridge constructed within the public right-of-way of Fernhurst Terrace and shown on this plat and also applicable to Map 2 is constructed to NCDOT standards (minus a required culvert) and will not be accepted or maintained by NCDOT, until such time that NCDOT deems fit or the Town of Weddington now or in the near future and will be the perpetual maintenance responsibility of the Bromley Homeowners Association or it's Developer. The bridge will be subject to the conditions of an encroachment permit with NCDOT.

6. The previously recorded Map 2 Final Plat shall be revised to reflect the “Timber Bridge Maintenance Note” and the “Public Right-of-Way Maintenance Note” shown on the Map 6 Final Plat.

I, JOSEPH E. WHALEY JR., STATE THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION IN DEED; AND THAT THE RATIO OF PRECISION AS CALCULATED IS IN EXCESS OF 1:10000 WITH A MAXIMUM FIELD ERROR OF ANGULAR CLOSURE OF 1/2 SEC. PER ANGLE; THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 5 DAY OF MARCH A.D. 2013.

REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described herein, which is located in the subdivision 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 dedicated all streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

Owner - TOLL NC II, LP Date

Certificate of Approval and the Design and Installation of Streets, Utilities, and Other Required Improvements

I hereby certify that all streets and other required improvements have been installed in an acceptable manner and according to the NC Department of Transportation and/or Town of Weddington specifications and standards in the Bromley Subdivision or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Weddington have been given and received.

Mayor of the Town of Weddington, North Carolina Date

Certificate of Approval for Recording

I, hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of the Town of Weddington, North Carolina, and that this plat has been approved by the Weddington Town Council for recording in the Office of the Register of Deeds of Union County, North Carolina. This day of

Mayor of the Town of Weddington, North Carolina

Engineering Certificate

I, Marc A. Houle, a duly registered Professional Engineer, licensed in the State of North Carolina, do hereby certify that the drainage easements shown on this plat are sufficient to carry the 100 year storm runoff within the easement limits as shown.

NCPE # Date

Signature

LEGEND

COS - COMMON OPEN SPACE

R/W - RIGHT-OF-WAY

SAN SEWER - SANITARY SEWER RIGHT-OF-WAY

SDE - STORM DRAINAGE EASEMENT

ST - SQUARE FEET

ST - 10' X 70' SIGHT TRIANGLE

XXX - 100 YR. +2 STORM WATER PROTECTION ELEVATION (100 YEAR FLOOD PLUS TWO FEET)(SPE)

S.W.E.L. - 100 YR +2 STORM WATER ELEVATION LINE

NOTES

NO NCOS TRAVERSE STATION WAS FOUND TO BE WITHIN 200'

AREAS WERE CALCULATED BY COORDINATE METHOD

IRON PINS ON ALL CORNERS UNLESS OTHERWISE NOTED

THIS PROPERTY SUBJECT TO ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORDS.

NO PLANTING WITHIN R/W.

ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODWAY OR FLOODPLAIN IS SUBJECT TO THE RESTRICTIONS IMPOSED BY ARTICLE 14 OF THE TOWN OF WEDDINGTON ZONING ORDINANCE.

THIS PROPERTY DOES NOT LIE WITHIN A FEMA FLOODPLAIN AS SHOWN ON FIRM PANEL. THESE LOTS COMPLY WITH SECTION 14.4 OF THE WEDDINGTON ZONING ORDINANCE.

STREET GRADES ARE TAKEN FROM PRELIMINARY PLANS AND ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS.

ALL COMMON OPEN SPACE WILL BE PRIVATELY OWNED AND MAINTAINED BY A DULY-FORMED HOMEOWNERS ASSOCIATION.

ONLY SINGLE FAMILY DETACHED DWELLINGS SHALL BE ALLOWED.

EACH LOT DEEDED SHALL INCLUDE IN THE DEED A STATEMENT THAT FERNHURST TERRACE AND PONDMEADE LANE ARE PRIVATE AND NOT THE MAINTENANCE RESPONSIBILITY OF THE TOWN OF WEDDINGTON AND SHALL BE MAINTAINED BY THE BROMLEY HOMEOWNERS ASSOCIATION OR ITS DEVELOPER.

LOT 84 WAS DELETED FROM THIS AREA OF THE PRELIMINARY PLAN.

DEDICATION OF COMMON OPEN SPACE & CONSERVATION LAND

THE BROMLEY HOMEOWNER'S ASSOCIATION, INC., IN RECORDING THIS PLAT AS A PORTION OF BROMLEY HAS DESIGNATED CERTAIN PARTS AS "COMMON OPEN SPACES" FOR USE BY THE HOMEOWNERS OR TENANTS OF BROMLEY FOR RECREATIONAL AND OTHER RELATED ACTIVITIES AS MORE FULLY PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO BROMLEY.

DECLARATION TO BE RECORDED IN THE UNION COUNTY REGISTRY PRIOR TO THE SALE OF ANY LOTS AND WHICH SAID DECLARATION IS HEREBY MADE A PART OF THIS PLAT AND INCORPORATED HEREIN.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	275.00	73.04	72.82	N11°08'01"E	151°3'02"
C2	25.00	36.55	33.40	N45°25'42"E	83°46'25"
C3	170.00	121.64	119.05	N66°49'03"E	40°59'44"
C4	170.00	34.49	34.43	N40°30'27"E	11°37'27"
C5	130.00	7.72	7.72	N38°23'48"E	03°24'09"
C6	130.00	107.49	104.46	N61°47'08"E	47°22'31"
C7	25.00	21.71	21.03	S69°39'10"E	49°44'52"
C8	40.00	70.28	61.57	N84°34'14"E	100°38'03"
C9	40.00	35.36	34.27	N09°15'42"E	50°36'02"
C10	40.00	54.78	50.60	S85°17'43"E	78°27'47"
C11	40.00	29.60	28.93	N64°16'25"E	42°23'58"
C12	25.00	18.50	18.08	N47°36'42"E	42°23'58"
C13	170.00	74.02	73.43	N73°00'02"E	24°56'44"
C14	170.00	76.85	76.00	N47°36'42"E	25°49'56"
C15	130.00	119.39	115.24	N61°00'18"E	52°37'11"
C16	25.00	38.47	34.78	S48°36'21"E	88°09'29"
C17	225.00	81.44	90.81	N07°06'58"E	23°17'08"
C18	225.00	41.73	41.67	N24°04'19"E	10°34'33"
C19	25.00	38.14	34.55	N73°05'11"E	87°24'13"
C20	325.00	77.90	77.71	S70°04'42"E	13°44'00"
C21	225.00	133.17	131.23	N12°25'45"E	33°54'41"

"NORTH CAROLINA, MECKLENBURG COUNTY, I, IRENE W. ROGERS, A NOTARY PUBLIC OF MECKLENBURG COUNTY AND STATE AFORESAID, CERTIFY THAT JOSEPH E. WHALEY JR., A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS DAY OF 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

NOW OR FORMERLY
JAMES SCOTT MUNDORF &
NANCY BUSH
TAX #06147015
DEED:375-766

TIMBER BRIDGE MAINTENANCE NOTE:

THE EXISTING TIMBER BRIDGE CONSTRUCTED WITHIN THE PUBLIC RIGHT-OF-WAY OF FERNHURST TERRACE AND SHOWN ON THIS PLAT AND ALSO APPLICABLE TO MAP 2 IS CONSTRUCTED TO NC DOT STANDARDS (MINUS A REQUIRED CULVERT) AND WILL NOT BE ACCEPTED OR MAINTAINED BY NC DOT, UNTIL SUCH TIME THAT NC DOT DEEMS FIT, OR THE TOWN OF WEDDINGTON, NOW OR IN THE NEAR FUTURE, AND WILL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE BROMLEY HOMEOWNERS ASSOCIATION OR ITS DEVELOPER.

THE BRIDGE WILL BE SUBJECT TO THE CONDITIONS OF AN ENCROACHMENT PERMIT WITH NC DOT.

PUBLIC RIGHT-OF-WAY MAINTENANCE NOTE

THE STREETS WITHIN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAT HAVE BEEN CONSTRUCTED TO NC DOT STANDARDS AS REQUIRED PER SEC. 46-76(A)(1) OF THE TOWN OF WEDDINGTON SUBDIVISION ORDINANCE. THE STREETS WITHIN THE PUBLIC RIGHT-OF-WAY SHOWN SHALL BE MAINTAINED BY THE BROMLEY HOMEOWNERS ASSOCIATION UNTIL SUCH TIME AS THEY ARE AS REQUIRED PER SEC. 46-76(B) OF THE TOWN OF WEDDINGTON SUBDIVISION ORDINANCE.

EXISTING LAKE
(WATERLINE ELEV-644.1')
BROMLEY
CAB. K FILE 271
COS

PROJECT INFORMATION

Existing Use - Residential Farmland

Proposed Use - Residential

Project Area: 9.567 ACRES

Current Zoning: Residential Conservation District (R-CD)

(Conventional Design - 40,000 Sq. Ft. Lots)

Proposed No. of Lots: 8 (LOT 89 PREVIOUSLY RECORDED ON MAP 2)

Open Space Previously recorded on Maps 1-5

Open Space Provided THIS PLAT: 0.085 AC.

LINEAR FEET OF PONDMEADE LANE: 555.84'

LINEAR FEET OF FERNHURST TERRACE: 319.91'

TOTAL PROPOSED 875.75 LINEAR FEET OF STREET.

Lot Criteria:

Minimum Area: 40,000 Sq. Ft.

Minimum Width of building setback: 120 ft.

Smallest Lot This Plat - Lot 87, 40,170 Sq. Ft.

Minimum Front Setback - 50FT.

Minimum Side Setback - 15FT.

Minimum Rear Yard Setback - 40FT.

Road pavements width - 50' R/W 24' Pavement, 40' R/W 20' Pavement, Cul-de-sac 31' Pavement

TAX ID OF TRACTS TO BE SUBDIVIDED: TAX #06-147-007

THESE LOTS ARE A PORTION OF THE LOTS TO BE RECORDED AS PART OF BROMLEY SUBDIVISION.

ALL ZONING AND SUBDIVISION REGULATIONS PLUS CONDITIONS AS ADOPTED BY THE TOWN COUNCIL SHALL BE FOLLOWED.

SURVEY PERFORMED AND PLAT PREPARED BY YARBROUGH-WILLIAMS & HOULE ON MARCH 6, 2006 AND MARCH 27, 2006.

THIS PROPERTY DOES NOT LIE WITHIN A FEMA FLOOD PLAN PER FEMA FIRM PANEL 3710447700K DATED 03-02-2009.

ON LOTS REQUIRING A DRIVEWAY PIPE TO CROSS EXISTING CREEK, THE PIPE SHALL BE DESIGNED TO CARRY THE 25 YEAR STORM AND MUST BE BOTTOMLESS.

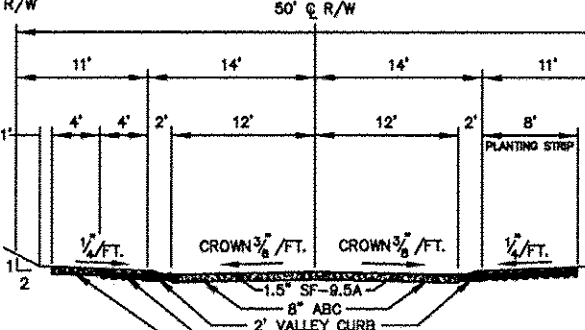
NOTE:

A UNION COUNTY PUBLIC WORKS UTILITY & SANITARY SEWER RIGHT-OF-WAY SHALL EXIST ON ALL SANITARY SEWER LATERALS AND FIRE HYDRANTS.

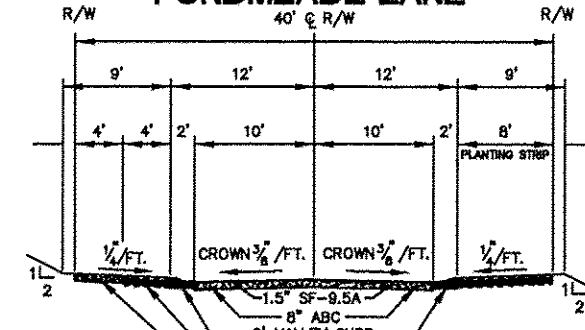
THE UTILITY & SANITARY SEWER RIGHT-OF-WAY IS LOCATED 5 FEET ALL SIDES FROM THE CLEAN-OUT OR FIRE HYDRANT TO THE PUBLIC ROAD RIGHT-OF-WAY.

RESIDENTIAL
NOW OR FORMERLY
FRANCES M. DOW &
THE DETROIT BANK & TRUST
P.O. BOX 810490
DALLAS, TX 75381-0490
TAX #06-147-008A
DB 483 PG 727
ZONED R-CD

PUBLIC R/W DETAILS
50' LOCAL RESIDENTIAL STREET
FERNHURST TERRACE



40' LOCAL RESIDENTIAL STREET
PONDMEADE LANE



REVISION NOTE

THE PURPOSE OF THIS REVISION IS TO ADD THE 20' WATERMAIN RIGHT-OF-WAY TO LOT 89 WHICH WAS ADDED AFTER LOT 89 WAS RECORDED ON BROMLEY MAP 2 IN PLAT CABINET K, FILE 271 IN OCTOBER 22, 2007. THIS PLAT SUPERCEDES THIS PORTION OF THE PREVIOUSLY RECORDED FINAL PLAT.

SHEET TITLE

FINAL PLAT
9.567 ACRES

PROJECT BROMLEY MAP 6 & A REVISION
OF BROMLEY MAP 2 (LOT 89)
TOWN OF WEDDINGTON, SANDY RIDGE TWP., UNION CO., N.C.
OWNER: TOLL NC II, LP



YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
730 Windsor Oak Court (28273) P.O. Box 7007 (28241)
Charlotte, North Carolina
704.558.1990 704.558.0505(fax)

GRAPHIC SCALE
0 100 150 200
(IN FEET)
1 inch = 100 ft.

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	22.99	S17°54'13"E	L34	15.53	N52°17'23"E
L2	38.58	N85°28'24"E	L35	7.85	N63°27'13"E
L3	68.77	N50°02'24"E	L36	7.46	N88°52'40"E
L4	22.00	S83°08'03"E	L37	17.49	S36°42'15"E
L5	34.91	N77°24'46"E	L38	28.12	S34°05'26"E
L6	31.58	N50°01'44"E	L39	20.09	S34°16'03"E
L7	12.00	N24°13'07"E	L40	13.96	N71°45'17"E
L8	9.31	S11°48'55"E	L41	15.97	S87°38'58"E
L9	33.19	S05°16'31"E	L42	25.28	S18°08'23"E
L10	11.66	N44°13'02"E	L43	18.63	N67°58'08"E
L11	14.35	N82°22'29"E	L44	6.69	N51°40'02"E
L12	16.77	S76°15'09"E	L45	16.55	N47°42'14"E
L13	47.19	S44°02'00"E	L46	13.56	S89°04'37"E
L14	48.27	S77°52'29"E	L47	26.89	S38°45'45"E
L15	18.27	N12°28'19"E	L48	24.13	S54°36'34"E
L16	8.11	S08°57'52"E	L49	15.61	S17°56'43"E
L17	7.36	S80°22'50"E	L50	19.57	S60°35'54"E
L18	10.51	S89°01'15"E	L51	10.51	N46°42'31"E
L19	8.77	S47°49'59"E	L52	14.98	N81°55'57"E
L20	14.38	N88°15'11"E	L53	25.18	N75°32'58"E
L21	21.03	S58°56'55"E	L54	21.30	S50°04'22"E
L22	22.62	S22°52'28"E	L55	10.85	S74°16'55"E
L23	9.01	S66°52'17"E	L56	24.92	N79°49'10"E
L24	50.00	S71°14'28"E	L57	13.75	S20°54'25"E
L25	35.86	S04°31'36"E	L58	11.76	S32°37'11"E
L26	32.23	N85°28'24"E	L59	35.65	N05°19'09"E
L27	4.82	S14°02'51"E	L60	85.62	N34°41'44"E
L28	7.75	S58°07'49"E	L61	34.89	N87°18'55"E
L29	13.61	S69°14'36"E	L62	34.81	N87°18'55"E
L30	13.74	S25°56'58"E	L63	66.53	N85°28'24"E
L31	22.18	S08°43'28"E	L64	72.31	N85°28'24"E
L32	21.37	S39°06'03"E	L65	3.00	S04°31'36"E
L33	11.03	N83°55'00"E			

ORIGINAL SUBMITTAL DATE 5/6/09

OWNER/DEVELOPER:

TOLL NC II, LP
1049 BROMLEY DR
WEDDINGTON, NC, 28104
(704)365-1208

SCALE

1"=100'

DATE

03/05/2013

DRAWN BY

YWH

CHECKED BY

JEW

ZONED

RESIDENTIAL

CONSERVATION

DISTRICT

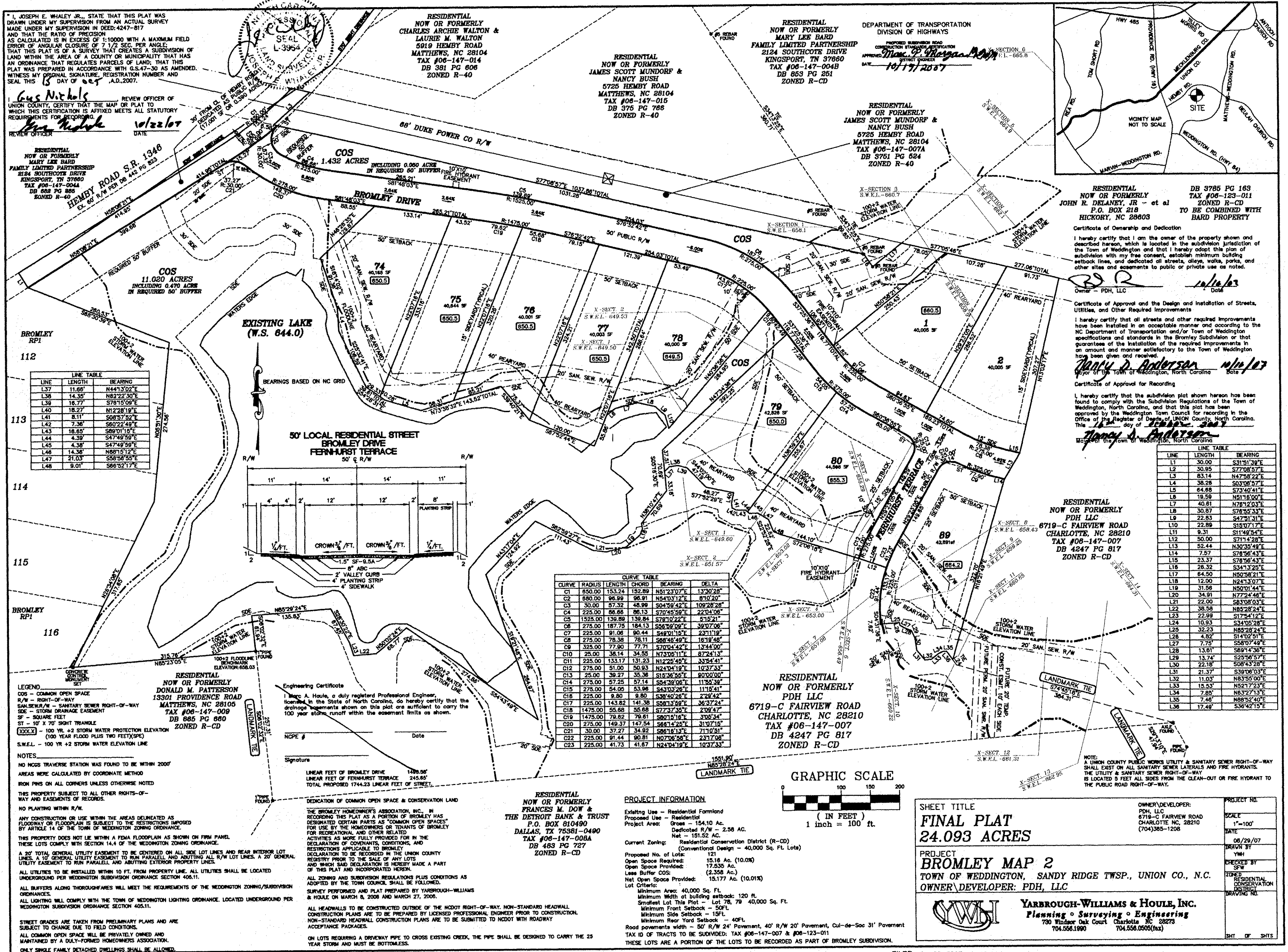
DRAWING NO.

SHT OF SHTS



THIS PLAN IS A FINAL DESIGN-NOT
RELEASED FOR CONSTRUCTION
UNLESS INITIALED/DATED AS APPROVED.
APPROVED: _____/_____

K-271



FILED Oct 22, 2007 10:44 am

PLAT SLIDE 0000K - 0271

INSTRUMENT 46430

By: Michelle Thomas - City

FILED UNION

COUNTY, NC

CRYSTAL CRUMP

REGISTER

OF DEEDS

Tab K File 271

193-116



YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering

730 WINDSOR OAK CT (28273)
P. O. BOX 7007 (28241)
CHARLOTTE, N.C.
Phone: 704-556-1990
Fax: 704-556-0505

Bromley Map 6

Map 6 IMPROVEMENT BONDS

CONSTRUCTION BOND				
REMAINING IMPROVEMENTS				
DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
ON-SITE WATER				
8" C900	LF	0	13.59	\$0.00
8" DIP	LF	0	17.60	\$0.00
6" C900	LF	0	11.11	\$0.00
6" DIP	LF	0	15.07	\$0.00
2" C900	LF	0	11.11	\$0.00
8" GV	EA	0	715.00	\$0.00
6" GV	EA	0	550.00	\$0.00
HYDRANTS	EA	0	2255.00	\$0.00
3/4" WATER SERVICE	EA	0	341.00	\$0.00
2" TEMP GV	EA	0	330.00	\$0.00
2" TEMP B/O	EA	0	660.00	\$0.00
TOTAL (REMAINING IMPROVEMENTS)				\$0.00
TOTAL SEWER/WATER BOND				\$81,799.68
(10%) BOND AMOUNT				\$8,179.97
(20%) BOND AMOUNT				\$18,126.33



YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering

730 WINDSOR OAK CT (28273)
P. O. BOX 7007 (28241)
CHARLOTTE, N.C.
Phone: 704-556-1990
Fax: 704-556-0505

Bromley Map 6

MAP 6 REMAINING IMPROVEMENT BONDS

CONSTRUCTION BOND

REMAINING IMPROVEMENTS

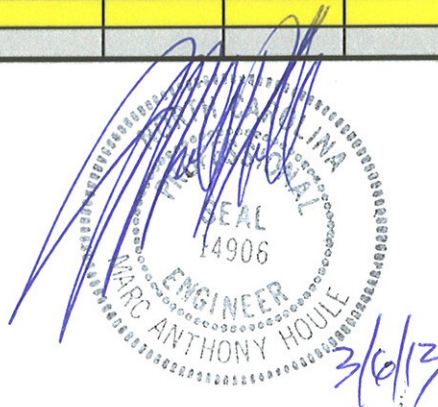
2'-6" STANDARD CURB & GUTTER	LF	0	8.58	\$0.00
2'-0" VALLEY CURB & GUTTER	LF	0	6.60	\$0.00
1'-6" UPRIGHT CURB & GUTTER	LF	0	6.88	\$0.00
8" CONCRETE APRON W/ 8" ABC	SY	0	33.25	\$0.00
L/D PAVING - 8"/1.5"	SY	0	10.43	\$0.00
FINAL 1" OF ASPHALT SURFACE COURSE	SY	2308	6.00	\$13,848.00
4' CONCRETE SIDEWALK	LF	787	13.00	\$10,231.00
WHEELCHAIR RAMPS	EA	4	600.00	\$2,400.00
DOUBLE CURB INLET	EA	0	3000.00	\$0.00
CURB INLETS	EA	0	1320.00	\$0.00
DROP INLET	EA	0	1210.00	\$0.00
FLARED END SECTIONS	EA	1	583.00	\$583.00
FES RIP RAP APRON	EA	1	450.00	\$450.00
15"RCP	LF	0	18.15	\$0.00
15"RCP CLASS 4	LF	0	20.46	\$0.00
18"RCP	LF	0	19.25	\$0.00
24"RCP	LF	0	33.65	\$0.00
36"RCP CLASS 4	LF	0	44.00	\$0.00
SEED & MULCH	SF	0	0.03	\$0.00
TOTAL				\$27,512.00

STORMWATER

CONVERSION TO DETENTION POND	EA	0	8600	\$0.00
SEDIMENT BASIN REMOVAL	EA	2	2000	\$4,000.00

PUBLIC WORKS

TOTAL BOND AMOUNT OF COMPLETED (20%)				\$18,126.33
TOTAL ROADWAY & DRAINAGE				\$31,512.00
TOTAL X 1.5				\$47,268.00



TOWN OF WEDDINGTON

MEMORANDUM

TO: Weddington Town Council

FROM: Amy S. McCollum, Town Administrator

DATE: March 5, 2013

SUBJECT: Upgrade to GIS

The Council received information from Kevin Eves with VC3 at the retreat that the current version of GIS that the Town is using is not compatible with the hosted environment and needs to be upgraded. The cost for purchasing the upgrade is \$7,295.00 which includes one full year of support. Cost for support each year after that would be \$3,000.

Please let me know if you have any questions.

ESTIMATE



Weddington Town Hall
Weddington Town Hall
Weddington NC

Primary Contact: Pam
Hadley

Estimate	86634
Date	03/07/13
Total	\$2,505.00
Payments	\$0.00
Balance Remaining	\$2,505.00

Cape Construction Restoration
10615 Industrial Drive Suite 100
Pineville NC 28134
704-200-9977

Item	Description	Unit Cost	Quantity	Line Total
22 Specialty	<p>Main service and sub panel -</p> <p>Main panel is over loaded with circuits. A load center is only permitted to have a maximum of 42 switches in it. This panel has 47. 5 tandem breakers need to be change out with single pole breakers and the five circuits need to be relocated to the sub panel that is currently at its maximum number of circuits and will need to be changed out with another sub panel that has a larger capacity to facilitate the relocated circuits from the main panel.</p> <p>There are also a number of different brand circuit breakers in the main panel. These breakers will need to be changed out with breakers from the same make of the panel to comply with UL listing and labeling.</p> <p>Rewire 60 amp heat pump with #4/2 romex from the main panel to a non fusible pull out disconnecting means to be located near the heat pump.</p> <p>Install larger wire to sub panel to match or exceed current 60 amp breaker over current protection rating currently supplying sub panel.</p>	\$1,145.00	1.0	\$1,145.00
22 Specialty	<p>Garage-</p> <p>Conduit entering side of the building needs to be secured and sealed.</p> <p>Remove obsolete disconnect not being used.</p> <p>Install 20 amp single pole breakers in the GE disconnect.</p> <p>Protect wire feeding the disconnect from physical damage.</p> <p>Install gfci protection to all three receptacles in and outside the garage.</p>	\$985.00	1.0	\$985.00

Rewire the lighting circuits with correct size wire. #
12/2 romex.
(approximately 3 switches 6 lights and one receptacle
)

22 Specialty	Crawlspace- Random mounting of junction boxes and installation of proper plates needed. gfcı protected circuit for sump pump needed gfcı receptacle for crawl space vent fan is needed. fastening of random wires throughout the crawlspace.	\$375.00	1.0	\$375.00
22 Specialty	Attic- After inspection of the attic no issues were found.	\$0.00	1.0	\$0.00

Subtotal	\$2,505.00
Tax:	\$0.00
Total:	\$2,505.00

Terms

.Accounts overdue beyond 30 days of billing will be charged at a interest rate of 18% per annum.

Notes



TOWN OF WEDDINGTON MEMORANDUM

DATE: 3/11/13
TO: MAYOR
TOWN COUNCIL
CC: AMY MCCOLLUM, TOWN CLERK
FROM: JORDAN COOK, ZONING ADMINISTRATOR/PLANNER
RE: UPDATE FROM PLANNING/ZONING OFFICE

- Polivka International has submitted a portion of their construction documents. They plan to have all of their construction documents submitted by the end of April. Therefore, they will be on the May 27th Planning Board agenda for Design Review Board approval and possibly the June 10th Town Council agenda. The Planning Board will act as the Design Review Board for the elevations and construction document review.
- Vintage Creek has submitted their Preliminary Plat. They are still working with Union County on obtaining sewer approval. The Preliminary Plat should be on the Planning Board agenda on March 25th.
- I have received an MX Rezoning Application for a Wedding/Banquet/Reception facility located at 7112 New Town Road. The Town is currently working with the applicant to schedule Public Involvement Meetings. This proposed plan should be on the April 22nd Planning Board agenda.
- Planning related items that were discussed at the Retreat:
 - Temporary Use Permits-Staff preparing text amendment in accordance with Council direction.
 - Agritourism and Agricultural Uses-Town no longer pursuing text amendments.
 - Annexation Agreement Renewal-Town Staff and Attorney working with City of Charlotte.
 - Land Use Plan
- The following items were on the February 25th Planning Board agenda:
 - Bromley Map 6 Final Plat
 - Land Use Plan Update
- The following items will be on the March 25th Planning Board agenda:
 - Beulah Church Road Major Subdivision
 - Vintage Creek Preliminary Plat



Union County Sheriff's Office

Events By Nature

For the Month of: February 2013

Date of Report

3/5/2013

8:14:41AM

<u>Event Type</u>	<u>Total</u>
911 ABANDONED CALL	14
911 HANG UP	17
911 MISDIAL	4
911 SILENT OPEN LINE	4
ABANDONED VEHICLE	1
ACCIDENT EMD	6
ACCIDENT PD COUNTY NO EMD	13
ACCIDENT PD MUNICIPAL	1
ALARMS LAW	36
ANIMAL BITE REPORT LAW	2
ANIMAL COMP SERVICE CALL LAW	5
ANIMAL LOST STRAY UNWNTD LAW	4
ASSIST EMS OR FIRE	3
ASSIST OTHER AGENCY LAW	2
ATTEMPT TO LOCATE	1
BARKING DOG	2
BOLO	4
BURGLARY HOME OTHER NONBUSINESS	6
BURGLARY VEHICLE	1
BUSINESS CHECK	23
CALL BY PHONE	6
CARDIAC RESPIRATORY ECHO	1
COMMERCIAL STRUCTURE FIRE	1
DELIVER MESSAGE	2
DISTURBANCE OR NUISANCE	5
DOMESTIC DISTURBANCE	6
ESCORT	5
FOLLOW UP INVESTIGATION	4

<u>Event Type</u>	<u>Total</u>
FRAUD DECEPTION FORGERY	5
FUNERAL ESCORT	2
GENERAL ASSIST FOR OTHERS	1
HARASSMENT STALKING THREATS	2
INTOXICATED DRIVER	1
INTOXICATED PEDESTRIAN	1
INVESTIGATION	2
LARCENY THEFT	3
LOST OR FOUND PROPERTY	1
MEET REQUEST NO REFERENCE GIVN	1
MENTAL DISORDER LAW	1
MISSING PERSON	2
MOTORIST ASSIST	8
NC DOT MISCELLANEOUS	4
OVERDOSE POISONING EMD	2
PREVENTATIVE PATROL	156
PROP DAMAGE VANDALISM MISCHIEF	3
PUBLIC WORKS CALL	3
RADAR PATROL INCLUDING TRAINIG	18
RESIDENTIAL CHECK	2
SEARCH CONDUCTED BY LAW AGNCY	1
SERVE CIVIL PAPER	1
SERVE CRIMINAL SUBPOENA	2
SERVE DOMESTIC VIOL ORDER	1
SERVE EVICTION NOTICE	1
SERVE WARRANT	6
SHOPLIFTER IN CUSTODY	1
SPEEDING VEHICLE COMPLAINT	1
STAB GUNSHOT PENETRATING EMD	1
STRUCTURE FIRE EFD	1
SUSPICIOUS CIRCUMSTANCES	4
SUSPICIOUS PERSON	11

<u>Event Type</u>	<u>Total</u>
SUSPICIOUS VEHICLE	8
TRAFFIC HAZARD	1
TRAFFIC STOP	34
TRESPASSING UNWANTED SUBJ	2
VEHICLE DISABLED	1
WEATHER REPORTS HAZARDS DAMAGE	1

Total Calls for Month: 475

PROVIDENCE VFD

Training - 289.00 hrs.

Union County:

Fire	25	+	EMS	13	=	Total	38
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Mecklenburg County:

Fire	04	+	EMS	1	=	Total	05
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Department Total:

Fire	29
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EMS	14
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Total	43
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Providence Volunteer Fire Department

Income & Expense Budget Performance

February 2013

	Feb 13	Budget	\$ Over Budget	Jul '12 - Feb 13	YTD Budget	\$ Over Budget
Ordinary Income/Expense						
Income						
110 - Subsidies						
111 - Mecklenburg Cty	5,417.33	5,416.66	0.67	48,755.97	43,333.36	5,422.61
112 - Union County	0.00			75.00		
113 - Town of Weddington	45,500.00	45,500.00	0.00	364,000.00	364,000.00	0.00
114 - Town of Weddington - Day Staff	0.00			15,705.00		
115 - Town of Weddington - Night Staf	0.00			9,885.00		
117 - Mecklenburg Cty Radio Subsidy	1,300.00	1,300.66	-0.66	11,700.00	10,405.36	1,294.64
Total 110 - Subsidies	52,217.33	52,217.32	0.01	450,120.97	417,738.72	32,382.25
120 - Dues & Fees						
121 - Union County Fire Fees	788.28	833.33	-45.05	9,357.45	6,666.68	2,690.77
Total 120 - Dues & Fees	788.28	833.33	-45.05	9,357.45	6,666.68	2,690.77
130 - Vol Donations						
131 - Memorials	0.00	41.66	-41.66	0.00	333.36	-333.36
134 - Other	194.00	250.00	-56.00	3,876.63	2,000.00	1,876.63
Total 130 - Vol Donations	194.00	291.66	-97.66	3,876.63	2,333.36	1,543.27
140 - Other Income						
157 - EMS Stand By Income	0.00			2,750.00		
142 - Fire Fighters' Relief Fund	0.00	416.66	-416.66	5,300.13	3,333.36	1,966.77
143 - Fuel Tax Refund	0.00	83.33	-83.33	0.00	666.68	-666.68
144 - Sales Tax Refund	0.00	250.00	-250.00	0.00	2,000.00	-2,000.00
145 - Interest	155.17	250.00	-94.83	159.47	2,000.00	-1,840.53
147 - Medic-EMS Reimbursement	1,027.50	1,000.00	27.50	8,363.85	8,000.00	363.85
148 - Firemen Relief Interest	0.00			3.87		
155 - Christmas Fundraising Income	0.00	416.66	-416.66	9,044.00	3,333.36	5,710.64
156 - Newsletter Income	0.00	625.00	-625.00	3,055.00	5,000.00	-1,945.00
Total 140 - Other Income	1,182.67	3,041.65	-1,858.98	28,676.32	24,333.40	4,342.92
150 - Uncategorized Income	0.00			290.34		
151 - Sale of Assets	10,000.00			10,000.00		
Total Income	64,382.28	56,383.96	7,998.32	502,321.71	451,072.16	51,249.55
Expense						
200 - Administration						
202 - Legal Fees	0.00	83.33	-83.33	13,160.50	666.68	12,493.82
203 - Building Upgrade Fees	43,432.00			43,932.00		
209 - Annual Dinner/Award	0.00	500.00	-500.00	3,205.32	4,000.00	-794.68
210 - Fire Chief Discretionary	61.00	166.66	-105.66	971.05	1,333.36	-362.31
211 - Bank Charges & Credit Card Fees	0.00	20.83	-20.83	85.60	166.68	-81.08
212 - Prof Fees	450.00	333.33	116.67	3,600.00	2,666.68	933.32
213 - Computer Upgrades	0.00	166.66	-166.66	1,298.98	1,333.36	-34.38
214 - Off Supplies	49.34	208.33	-158.99	1,317.39	1,666.68	-349.29
215 - Printing/Newsletter	0.00	250.00	-250.00	1,186.10	2,000.00	-813.90
216 - Postage	40.59	125.00	-84.41	1,282.29	1,000.00	282.29
217 - Dues, Subscriptions, & Internet	100.00	62.50	37.50	1,354.65	500.00	854.65
218 - Fire Fighters' Association	156.00	41.66	114.34	677.00	333.36	343.64
219 - Miscellaneous	20.00	166.66	-146.66	1,437.60	1,333.36	104.24
Total 200 - Administration	44,308.93	2,124.96	42,183.97	73,508.48	17,000.16	56,508.32

Providence Volunteer Fire Department

Income & Expense Budget Performance

February 2013

	<u>Feb 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '12 - Feb 13</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>
220 - Insurance						
221 - Business Auto	0.00			776.00		
223 - Vol. Fire Fighters' Workers Com	0.00	583.33	-583.33	5,990.00	4,666.68	1,323.32
224 - Commercial Package	0.00	1,500.00	-1,500.00	18,170.00	12,000.00	6,170.00
Total 220 - Insurance	<u>0.00</u>	<u>2,083.33</u>	<u>-2,083.33</u>	<u>24,936.00</u>	<u>16,666.68</u>	<u>8,269.32</u>
225 - Drug Testing/Physical Exams	0.00	416.66	-416.66	350.00	3,333.36	-2,983.36
230 - Taxes						
231 - Sales Taxes						
232 - Meck CO.	1,151.45	125.00	1,026.45	4,915.70	1,000.00	3,915.70
233 - Union County	101.83	33.33	68.50	687.74	266.68	421.06
Total 231 - Sales Taxes	<u>1,253.28</u>	<u>158.33</u>	<u>1,094.95</u>	<u>5,603.44</u>	<u>1,266.68</u>	<u>4,336.76</u>
236 - Property Tax	0.00	8.33	-8.33	0.00	66.68	-66.68
237 - Freight	0.00	8.33	-8.33	0.00	66.68	-66.68
Total 230 - Taxes	<u>1,253.28</u>	<u>174.99</u>	<u>1,078.29</u>	<u>5,603.44</u>	<u>1,400.04</u>	<u>4,203.40</u>
300 - Build Maintenance						
310 - Cleaning	0.00	41.66	-41.66	375.00	333.36	41.64
320 - Landscaping & Lawn Care	195.00	208.33	-13.33	1,365.00	1,666.68	-301.68
330 - Trash and Landfill	50.00	41.66	8.34	400.00	333.36	66.64
340 - Pest Control	0.00	41.66	-41.66	285.00	333.36	-48.36
350 - Maintenance Supplies	130.17	250.00	-119.83	4,709.16	2,000.00	2,709.16
351 - Furniture	1,600.00	166.66	1,433.34	4,441.72	1,333.36	3,108.36
360 - Repairs	0.00	833.33	-833.33	6,249.85	6,666.68	-416.83
Total 300 - Build Maintenance	<u>1,975.17</u>	<u>1,583.30</u>	<u>391.87</u>	<u>17,825.73</u>	<u>12,666.80</u>	<u>5,158.93</u>
400 - Utilities						
410 - Electric	822.03	750.00	72.03	6,771.51	6,000.00	771.51
420 - Natural Gas	0.00	291.66	-291.66	867.39	2,333.36	-1,465.97
430 - Telephone	645.04	375.00	270.04	2,803.49	3,000.00	-196.51
440 - Water	29.40	41.66	-12.26	292.40	333.36	-40.96
Total 400 - Utilities	<u>1,496.47</u>	<u>1,458.32</u>	<u>38.15</u>	<u>10,734.79</u>	<u>11,666.72</u>	<u>-931.93</u>
500 - Fire Fighters' Equip/Training						
510 - Clothing						
512 - Dress Uniforms	0.00	166.66	-166.66	1,552.53	1,333.36	219.17
513 - Clothing - Other	0.00	416.66	-416.66	642.35	3,333.36	-2,691.01
Total 510 - Clothing	<u>0.00</u>	<u>583.32</u>	<u>-583.32</u>	<u>2,194.88</u>	<u>4,666.72</u>	<u>-2,471.84</u>
520 - Equipment						
521 - Radios\ Pagers - New	0.00	250.00	-250.00	0.00	2,000.00	-2,000.00
522 - Radios\ Pagers - Maintenance	0.00	83.33	-83.33	0.00	666.68	-666.68
523 - Equipment - New	14,696.70	750.00	13,946.70	36,930.05	6,000.00	30,930.05
524 - Equipment - Maintenance	394.00	416.66	-22.66	6,591.22	3,333.36	3,257.86
525 - Firefighting Supplies	0.00	416.66	-416.66	863.80	3,333.36	-2,469.56
528 - Mecklenburg Radio Contract	0.00	1,300.00	-1,300.00	0.00	10,400.00	-10,400.00
Total 520 - Equipment	<u>15,090.70</u>	<u>3,216.65</u>	<u>11,874.05</u>	<u>44,385.07</u>	<u>25,733.40</u>	<u>18,651.67</u>
529 - PPE (Personal Protective Equip)	0.00	2,916.66	-2,916.66	17,881.53	23,333.36	-5,451.83
530 - Medical						

Providence Volunteer Fire Department

Income & Expense Budget Performance

February 2013

	<u>Feb 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul '12 - Feb 13</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>
532 - Supplies	115.17	208.33	-93.16	2,478.83	1,666.68	812.15
533 - Waste	169.99	125.00	44.99	1,308.04	1,000.00	308.04
Total 530 - Medical	285.16	333.33	-48.17	3,786.87	2,666.68	1,120.19
 540 - Training						
541 - Seminars	796.96	1,075.00	-278.04	2,526.96	8,600.00	-6,073.04
542 - Books	195.28	125.00	70.28	353.53	1,000.00	-646.47
543 - PR Literature	0.00	125.00	-125.00	0.00	1,000.00	-1,000.00
544 - Other - Training Bonus	0.00	291.66	-291.66	2,520.00	2,333.36	186.64
Total 540 - Training	992.24	1,616.66	-624.42	5,400.49	12,933.36	-7,532.87
 Total 500 - Fire Fighters' Equip/Training	16,368.10	8,666.62	7,701.48	73,648.84	69,333.52	4,315.32
 600 - Fire Engines						
620 - '99 Southern Coach Eng #322	1,128.41	1,250.00	-121.59	9,801.88	10,000.00	-198.12
635 - '93 KME Engine #323	3,322.85			33,854.73		
640 - '03 Red Diamond #324	0.00	500.00	-500.00	1,385.82	4,000.00	-2,614.18
650 - '02 Ford Quesco Brush #326	414.74	166.66	248.08	2,117.99	1,333.36	784.63
660 - '95 Intern\Hackney Squad #32	870.41	416.66	453.75	6,693.53	3,333.36	3,360.17
680 - '06 KME Pumper #321	568.00	1,333.33	-765.33	7,024.67	10,666.68	-3,642.01
681 - Diesel Fuel	2,109.06	1,500.00	609.06	13,656.38	12,000.00	1,656.38
682 - Gasoline	45.00	16.66	28.34	110.00	133.36	-23.36
683 - Cleaning Supplies	0.00	83.33	-83.33	0.00	666.68	-666.68
684 - Miscellaneous Parts	0.00	83.33	-83.33	902.77	666.68	236.09
685 - Fire Engines - Other	2,230.00	500.00	1,730.00	5,422.42	4,000.00	1,422.42
Total 600 - Fire Engines	10,688.47	5,849.97	4,838.50	80,970.19	46,800.12	34,170.07
 800 - Firefighters Payroll						
801 - Payroll - Day Shift (Hourly)	14,100.00	17,480.00	-3,380.00	122,334.57	139,840.00	-17,505.43
809 - Payroll - Day Shift (Stipend)	1,500.00	1,500.00	0.00	15,840.00	12,000.00	3,840.00
802 - Payroll - Night Shift (Hourly)	9,073.86	9,490.00	-416.14	71,062.36	75,920.00	-4,857.64
810 - Payroll - Night Shift (Stipend)	1,650.00	1,825.00	-175.00	14,070.00	14,600.00	-530.00
815 - EMS Stipend	0.00			2,475.00		
808 - Payroll Expenses						
FICA	2,013.78	1,798.58	215.20	17,645.98	14,388.68	3,257.30
FUTA	0.00	125.00	-125.00	0.00	1,000.00	-1,000.00
SUTA	284.29	500.00	-215.71	2,325.53	4,000.00	-1,674.47
808 - Payroll Expenses - Other	78.50			755.75		
Total 808 - Payroll Expenses	2,376.57	2,423.58	-47.01	20,727.26	19,388.68	1,338.58
 Total 800 - Firefighters Payroll	28,700.43	32,718.58	-4,018.15	246,509.19	261,748.68	-15,239.49
 850 - Christmas Fundraising Expense	0.00	333.33	-333.33	3,436.00	2,666.68	769.32
Total Expense	104,790.85	55,410.06	49,380.79	537,522.66	443,282.76	94,239.90
 Net Ordinary Income	-40,408.57	973.90	-41,382.47	-35,200.95	7,789.40	-42,990.35
 Net Income	-40,408.57	973.90	-41,382.47	-35,200.95	7,789.40	-42,990.35

Providence Volunteer Fire Department

Income & Expense Budget Performance

February 2013

	<u>Annual Budget</u>
Ordinary Income/Expense	
Income	
110 · Subsidies	
111 · Mecklenburg Cty	65,000.00
112 · Union County	
113 · Town of Weddington	546,000.00
114 · Town of Weddington - Day Staff	
115 · Town of Weddington - Night Staf	
117 · Mecklenburg Cty Radio Subsidy	15,608.00
Total 110 · Subsidies	626,608.00
 120 · Dues & Fees	
121 · Union County Fire Fees	10,000.00
Total 120 · Dues & Fees	10,000.00
 130 · Vol Donations	
131 · Memorials	500.00
134 · Other	3,000.00
Total 130 · Vol Donations	3,500.00
 140 · Other Income	
157 · EMS Stand By Income	
142 · Fire Fighters' Relief Fund	5,000.00
143 · Fuel Tax Refund	1,000.00
144 · Sales Tax Refund	3,000.00
145 · Interest	3,000.00
147 · Medic-EMS Reimbursement	12,000.00
148 · Firemen Relief Interest	
155 · Christmas Fundraising Income	5,000.00
156 · Newsletter Income	7,500.00
Total 140 · Other Income	36,500.00
 150 · Uncategorized Income	
151 · Sale of Assets	
Total Income	676,608.00
 Expense	
200 · Administration	
202 · Legal Fees	1,000.00
203 · Building Upgrade Fees	
209 · Annual Dinner/Award	6,000.00
210 · Fire Chief Discretionary	2,000.00
211 · Bank Charges & Credit Card Fees	250.00
212 · Prof Fees	4,000.00
213 · Computer Upgrades	2,000.00
214 · Off Supplies	2,500.00
215 · Printing/Newsletter	3,000.00
216 · Postage	1,500.00
217 · Dues, Subscriptions, & Internet	750.00
218 · Fire Fighters' Association	500.00
219 · Miscellaneous	2,000.00
Total 200 · Administration	25,500.00

Providence Volunteer Fire Department
Income & Expense Budget Performance
February 2013

Annual Budget

220 · Insurance	
221 · Business Auto	
223 · Vol. Fire Fighters' Workers Com	7,000.00
224 · Commercial Package	18,000.00
Total 220 · Insurance	25,000.00
225 · Drug Testing/Physical Exams	5,000.00
230 · Taxes	
231 · Sales Taxes	
232 · Meck CO.	1,500.00
233 · Union County	400.00
Total 231 · Sales Taxes	1,900.00
236 · Property Tax	100.00
237 · Freight	100.00
Total 230 · Taxes	2,100.00
300 · Build Maintenance	
310 · Cleaning	500.00
320 · Landscaping & Lawn Care	2,500.00
330 · Trash and Landfill	500.00
340 · Pest Control	500.00
350 · Maintenance Supplies	3,000.00
351 · Furniture	2,000.00
360 · Repairs	10,000.00
Total 300 · Build Maintenance	19,000.00
400 · Utilities	
410 · Electric	9,000.00
420 · Natural Gas	3,500.00
430 · Telephone	4,500.00
440 · Water	500.00
Total 400 · Utilities	17,500.00
500 · Fire Fighters' Equip/Training	
510 · Clothing	
512 · Dress Uniforms	2,000.00
513 · Clothing - Other	5,000.00
Total 510 · Clothing	7,000.00
520 · Equipment	
521 · Radios\ Pagers - New	3,000.00
522 · Radios\ Pagers - Maintenance	1,000.00
523 · Equipment - New	9,000.00
524 · Equipment - Maintenance	5,000.00
525 · Firefighting Supplies	5,000.00
528 · Mecklenburg Radio Contract	15,600.00
Total 520 · Equipment	38,600.00
529 · PPE (Personal Protective Equip)	35,000.00
530 · Medical	

2:52 PM
02/28/13
Cash Basis

Providence Volunteer Fire Department

Income & Expense Budget Performance

February 2013

	Annual Budget
532 · Supplies	2,500.00
533 · Waste	1,500.00
Total 530 · Medical	4,000.00
 540 · Training	
541 · Seminars	12,900.00
542 · Books	1,500.00
543 · PR Literature	1,500.00
544 · Other - Training Bonus	3,500.00
Total 540 · Training	19,400.00
 Total 500 · Fire Fighters' Equip/Training	104,000.00
 600 · Fire Engines	
620 · '99 Southern Coach Eng #322	15,000.00
635 · '93 KME Engine #323	
640 · '03 Red Diamond #324	6,000.00
650 · '02 Ford Quesco Brush #326	2,000.00
660 · '95 Intern\Hackney Squad #32	5,000.00
680 · '06 KME Pumper #321	16,000.00
681 · Diesel Fuel	18,000.00
682 · Gasoline	200.00
683 · Cleaning Supplies	1,000.00
684 · Miscellaneous Parts	1,000.00
685 · Fire Engines - Other	6,000.00
Total 600 · Fire Engines	70,200.00
 800 · Firefighters Payroll	
801 · Payroll - Day Shift (Hourly)	209,760.00
809 · Payroll - Day Shift (Stipend)	18,000.00
802 · Payroll - Night Shift (Hourly)	113,880.00
810 · Payroll - Night Shift (Stipend)	21,900.00
815 · EMS Stipend	
808 · Payroll Expenses	
FICA	21,583.00
FUTA	1,500.00
SUTA	6,000.00
808 · Payroll Expenses - Other	
Total 808 · Payroll Expenses	29,083.00
 Total 800 · Firefighters Payroll	392,623.00
 850 · Christmas Fundraising Expense	4,000.00
Total Expense	664,923.00
 Net Ordinary Income	11,685.00
 Net Income	11,685.00

Providence Volunteer Fire Department

Balance Sheet

As of February 28, 2013
Feb 28, 13

ASSETS

Current Assets

Checking/Savings

Checking Accounts

BB&T Checking-5119 92,141.52

BOA Payroll-7449 15,073.97

Total Checking Accounts 107,215.49

CD - BBT - 0094 (02/10/14) 119,487.22

Firemen Relief-BOA-8254 39,748.84

Total Checking/Savings 266,451.55

Total Current Assets 266,451.55

Fixed Assets

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 18,219.29

Groban Electric Generator 5,000.00

Ladder Truck Building 32,452.08

Total Fixed Assets 174,482.57

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 27,615.37

Land 12,590.00

X Accum Depr -1,125,560.00

Total Other Assets 389,941.63

TOTAL ASSETS 830,875.75

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

2100 - Payroll Liabilities 566.93

Total Other Current Liabilities 566.93

Total Current Liabilities 566.93

Total Liabilities 566.93

Equity

3900 - Retained Earnings 865,509.77

Net Income -35,200.95

Total Equity 830,308.82

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02/28/13
Cash Basis

Providence Volunteer Fire Department
Balance Sheet

As of February 28, 2013
Feb 28, 13

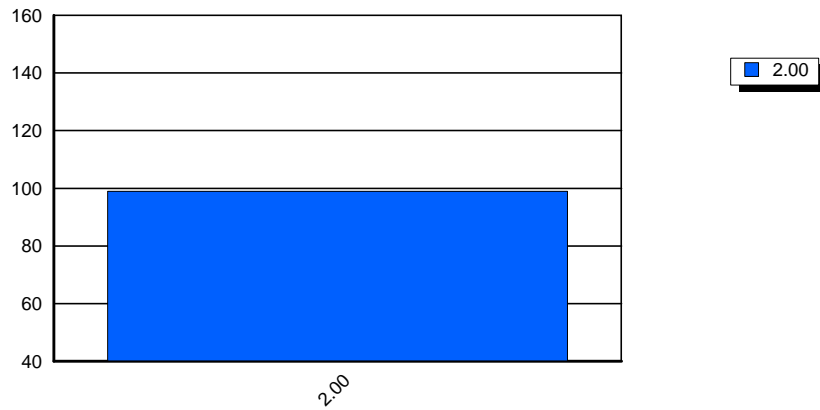
TOTAL LIABILITIES & EQUITY

830,875.75

WESLEY CHAPEL VFD

3/3/2013

Count of Alarms Per Month



<u>FDID</u>	<u>INCIDENT#</u>	<u>EXP</u>	<u>ALARM DATE</u>
09020	1300662	0	02/01/2013
09020	1300667	0	02/01/2013
09020	1300673	0	02/01/2013
09020	1300672	0	02/01/2013
09020	1300675	0	02/01/2013
09020	1300674	0	02/01/2013
09020	1300679	0	02/01/2013
09020	1300690	0	02/02/2013
09020	1300694	0	02/02/2013
09020	1300697	0	02/02/2013
09020	1300701	0	02/02/2013
09020	1300704	0	02/03/2013
09020	1300706	0	02/03/2013
09020	1300708	0	02/03/2013
09020	1300710	0	02/03/2013
09020	1300731	0	02/04/2013
09020	1300742	0	02/04/2013
09020	1300745	0	02/05/2013
09020	1300756	0	02/05/2013
09020	1300764	0	02/05/2013
09020	1300774	0	02/06/2013
09020	1300782	0	02/06/2013
09020	1300792	0	02/07/2013
09020	1300793	0	02/07/2013
09020	1300803	0	02/07/2013

<u>FDID</u>	<u>INCIDENT#</u>	<u>EXP</u>	<u>ALARM DATE</u>
09020	1300805	0	02/08/2013
09020	1300816	0	02/08/2013
09020	1300819	0	02/08/2013
09020	1300824	0	02/09/2013
09020	1300830	0	02/09/2013
09020	1300832	0	02/09/2013
09020	1300834	0	02/09/2013
09020	1300838	0	02/09/2013
09020	1300853	0	02/10/2013
09020	1300856	0	02/10/2013
09020	1300861	0	02/10/2013
09020	1300874	0	02/11/2013
09020	1300877	0	02/11/2013
09020	1300879	0	02/11/2013
09020	1300878	0	02/11/2013
09020	1300880	0	02/11/2013
09020	1300881	0	02/11/2013
09020	1300888	0	02/11/2013
09020	1300898	0	02/12/2013
09020	1300901	0	02/12/2013
09020	1300914	0	02/13/2013
09020	1300919	0	02/13/2013
09020	1300927	0	02/14/2013
09020	1300938	0	02/15/2013
09020	1300946	0	02/15/2013
09020	1300947	0	02/15/2013
09020	1300949	0	02/15/2013
09020	1300952	0	02/15/2013
09020	1300956	0	02/15/2013
09020	1300963	0	02/16/2013
09020	1300970	0	02/16/2013
09020	1300971	0	02/16/2013
09020	1300978	0	02/17/2013
09020	1300980	0	02/17/2013
09020	1300979	0	02/17/2013
09020	1300989	0	02/17/2013
09020	1300995	0	02/18/2013
09020	1301000	0	02/18/2013
09020	1300875	0	02/18/2013
09020	1301003	0	02/18/2013
09020	1301004	0	02/18/2013
09020	1301009	0	02/18/2013
09020	1301008	0	02/18/2013

<u>FDID</u>	<u>INCIDENT#</u>	<u>EXP</u>	<u>ALARM DATE</u>
09020	1301012	0	02/18/2013
09020	1301016	0	02/18/2013
09020	1301018	0	02/18/2013
09020	1301023	0	02/19/2013
09020	1301040	0	02/20/2013
09020	1301048	0	02/20/2013
09020	1301054	0	02/21/2013
09020	1301060	0	02/21/2013
09020	1301064	0	02/21/2013
09020	1301071	0	02/22/2013
09020	1301073	0	02/22/2013
09020	1301074	0	02/22/2013
09020	1301078	0	02/22/2013
09020	1301087	0	02/22/2013
09020	1301090	0	02/23/2013
09020	1301091	0	02/23/2013
09020	1301095	0	02/23/2013
09020	1301112	0	02/24/2013
09020	1301114	0	02/24/2013
09020	1301118	0	02/24/2013
09020	1301120	0	02/24/2013
09020	1301134	0	02/25/2013
09020	1301020	0	02/25/2013
09020	1301253	0	02/27/2013
09020	1301165	0	02/28/2013
09020	1301168	0	02/28/2013
09020	1301177	0	02/28/2013
09020	1301182	0	02/28/2013
09020	1301184	0	02/28/2013
09020	1301185	0	02/28/2013
09020	1301189	0	02/28/2013

Month Total: 99

Grand Total: 99

NFIRS Incident Listing Summary Report

3	total calls for Incident Type 111	Building fire
1	total calls for Incident Type 142	Brush or brush-and-grass mixture fire
46	total calls for Incident Type 311	Medical assist, assist EMS crew
6	total calls for Incident Type 322	Motor vehicle accident with injuries
1	total calls for Incident Type 324	Motor vehicle accident with no injuries
1	total calls for Incident Type 331	Lock-in (if lock out , use 511)
1	total calls for Incident Type 381	Rescue or EMS standby
1	total calls for Incident Type 440	Electrical wiring/equipment problem, other
1	total calls for Incident Type 551	Assist police or other governmental agency
1	total calls for Incident Type 553	Public service
2	total calls for Incident Type 554	Assist invalid
3	total calls for Incident Type 600	Good intent call, other
8	total calls for Incident Type 611	Dispatched & canceled en route
2	total calls for Incident Type 651	Smoke scare, odor of smoke
2	total calls for Incident Type 700	False alarm or false call, other
12	total calls for Incident Type 735	Alarm system sounded due to malfunction
2	total calls for Incident Type 736	CO detector activation due to malfunction
6	total calls for Incident Type 745	Alarm system activation, no fire - unintentional

Total Incidents:

99

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: March 11, 2013

SUBJECT: Monthly Report – February 2013

Transactions:	
Adjust Under \$5.00	\$(118.24)
Balance Adjustment	\$(53.95)
Interest Charges	\$490.40
Overpayments	\$(450.21)
Refunds	\$454.41
Penalty and Interest Payments	\$(1184.03)
Taxes Collected:	
2009	\$(279.49)
2010	\$(531.73)
2011	\$(588.03)
2012	\$(44837.18)
As of February 28, 2013; the following taxes remain Outstanding:	
2002	\$82.07
2003	\$129.05
2004	\$122.90
2005	\$252.74
2006	\$150.20
2007	\$144.42
2008	\$1832.44
2009	\$2241.03
2010	\$3736.28
2011	\$5944.92
2012	\$34295.53
Total Outstanding:	\$48931.58

TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2012-2013

		02/01/2013 TO 02/28/2013			
		<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE:					
10-3101-110	AD VALOREM TAX - CURRENT	43,363.42	962,943.57	960,000.00	0
10-3102-110	AD VALOREM TAX - 1ST PRIOR Y	770.34	2,974.85	7,000.00	58
10-3103-110	AD VALOREM TAX - NEXT 8 YRS	811.22	1,710.52	2,000.00	14
10-3110-121	AD VALOREM TAX - MOTOR VEH	5,345.25	28,819.02	57,000.00	49
10-3115-180	TAX INTEREST	1,109.08	1,427.35	2,250.00	37
10-3231-220	LOCAL OPTION SALES TAX REV -	12,602.71	74,856.90	157,700.00	53
10-3322-220	BEER & WINE TAX	0.00	0.00	48,750.00	100
10-3324-220	UTILITY FRANCHISE TAX	0.00	209,600.30	450,000.00	53
10-3340-400	ZONING & PERMIT FEES	5,025.00	15,930.00	10,000.00	-59
10-3350-400	SUBDIVISION FEES	23,100.00	48,900.00	62,250.00	21
10-3830-891	MISCELLANEOUS REVENUES	250.00	1,002.00	1,500.00	33
10-3831-491	INVESTMENT INCOME	215.99	6,496.27	17,500.00	63
TOTAL REVENUE		92,593.01	1,354,660.78	1,775,950.00	24
AFTER TRANSFERS		92,593.01	1,354,660.78	1,775,950.00	
4110 GENERAL GOVERNMENT					
EXPENDITURE:					
10-4110-126	FIRE DEPT SUBSIDIES	65,650.00	484,950.00	776,000.00	38
10-4110-128	POLICE PROTECTION	0.00	116,080.50	233,000.00	50
10-4110-192	ATTORNEY FEES	1,329.03	31,851.35	110,275.00	71
10-4110-195	ELECTION EXPENSE	0.00	1,899.50	2,000.00	5
10-4110-340	EVENTS & PUBLICATIONS	1,494.31	5,077.86	13,500.00	62
10-4110-495	OUTSIDE AGENCY FUNDING	0.00	0.00	3,000.00	100
TOTAL EXPENDITURE		68,473.34	639,859.21	1,137,775.00	44
BEFORE TRANSFERS		-68,473.34	-639,859.21	-1,137,775.00	
AFTER TRANSFERS		-68,473.34	-639,859.21	-1,137,775.00	
4120 ADMINISTRATIVE					
EXPENDITURE:					
10-4120-121	SALARIES - CLERK	5,349.50	45,988.45	69,475.00	34
10-4120-123	SALARIES - TAX COLLECTOR	2,828.45	22,452.94	41,000.00	45
10-4120-124	SALARIES - FINANCE OFFICER	899.91	4,463.55	10,850.00	59
10-4120-125	SALARIES - MAYOR & TOWN COU	1,750.00	14,000.00	21,000.00	33
10-4120-181	FICA EXPENSE	820.31	6,916.56	11,000.00	37
10-4120-182	EMPLOYEE RETIREMENT	1,206.27	10,095.14	18,500.00	45
10-4120-183	EMPLOYEE INSURANCE	1,470.54	11,865.54	18,500.00	36
10-4120-184	EMPLOYEE LIFE INSURANCE	28.56	229.32	350.00	34
10-4120-185	EMPLOYEE S-T DISABILITY	24.00	180.00	325.00	45
10-4120-191	AUDIT FEES	8,000.00	8,000.00	8,900.00	10
10-4120-193	CONTRACT LABOR	0.00	2,243.75	5,000.00	55
10-4120-200	OFFICE SUPPLIES - ADMIN	851.00	5,140.02	13,125.00	61
10-4120-210	PLANNING CONFERENCE	0.00	0.00	2,500.00	100
10-4120-321	TELEPHONE - ADMIN	252.27	1,768.34	4,500.00	61
10-4120-325	POSTAGE - ADMIN	679.00	2,504.75	4,200.00	40
10-4120-331	UTILITIES - ADMIN	478.66	2,209.97	4,725.00	53
10-4120-351	REPAIRS & MAINTENANCE - BUIL	65.00	30,406.06	35,000.00	13
10-4120-352	REPAIRS & MAINTENANCE - EQU	13,335.10	37,672.93	49,000.00	23
10-4120-354	REPAIRS & MAINTENANCE - GRO	2,595.00	18,811.00	36,000.00	48
10-4120-355	REPAIRS & MAINTENANCE - PES	110.00	860.00	750.00	-15

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

FY 2012-2013

		02/01/2013 TO 02/28/2013		<u>BUDGETED</u>	<u>% BUDGET REM</u>
		<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>		
10-4120-356	REPAIRS & MAINTENANCE - CUS	752.00	3,252.00	5,750.00	43
10-4120-370	ADVERTISING - ADMIN	38.55	411.50	1,000.00	59
10-4120-397	TAX LISTING & TAX COLLECTION	-22.16	796.50	1,000.00	20
10-4120-400	ADMINISTRATIVE:TRAINING	433.00	1,453.00	4,100.00	65
10-4120-410	ADMINISTRATIVE:TRAVEL	1,106.31	3,269.46	6,500.00	50
10-4120-450	INSURANCE	0.00	10,091.35	20,000.00	50
10-4120-491	DUES & SUBSCRIPTIONS	172.00	12,249.00	18,000.00	32
10-4120-498	GIFTS & AWARDS	0.00	341.19	1,500.00	77
10-4120-499	MISCELLANEOUS	278.58	1,292.90	3,500.00	63
	TOTAL EXPENDITURE	43,501.85	258,965.22	416,050.00	38
BEFORE TRANSFERS		-43,501.85	-258,965.22	-416,050.00	
AFTER TRANSFERS		-43,501.85	-258,965.22	-416,050.00	
4130 PLANNING & ZONING					
EXPENDITURE:					
10-4130-121	SALARIES - ZONING ADMINISTR	5,091.62	41,635.91	62,000.00	33
10-4130-122	SALARIES - ASST ZONING ADMIN	39.78	812.45	2,500.00	68
10-4130-123	SALARIES - RECEPTIONIST	1,444.00	12,818.12	22,910.00	44
10-4130-124	SALARIES - PLANNING BOARD	1,450.00	11,000.00	17,500.00	37
10-4130-125	SALARIES - SIGN REMOVAL	373.89	3,277.48	4,500.00	27
10-4130-181	FICA EXPENSE - P&Z	642.52	5,320.02	8,500.00	37
10-4130-182	EMPLOYEE RETIREMENT - P&Z	964.00	8,040.34	13,000.00	38
10-4130-183	EMPLOYEE INSURANCE	1,485.00	12,780.00	19,500.00	34
10-4130-184	EMPLOYEE LIFE INSURANCE	22.68	180.60	325.00	44
10-4130-185	EMPLOYEE S-T DISABILITY	12.00	72.00	215.00	67
10-4130-193	CONSULTING	2,879.01	6,520.26	15,000.00	57
10-4130-194	CONSULTING - COG	360.00	1,260.00	10,000.00	87
10-4130-200	OFFICE SUPPLIES - PLANNING &	502.81	2,284.67	5,000.00	54
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	23,750.00	100
10-4130-321	TELEPHONE - PLANNING & ZONI	252.29	1,768.42	4,500.00	61
10-4130-325	POSTAGE - PLANNING & ZONING	678.99	2,402.50	4,200.00	43
10-4130-331	UTILITIES - PLANNING & ZONING	478.67	2,209.98	4,725.00	53
10-4130-370	ADVERTISING - PLANNING & ZON	38.55	298.96	1,000.00	70
	TOTAL EXPENDITURE	16,715.81	112,681.71	222,125.00	49
BEFORE TRANSFERS		-16,715.81	-112,681.71	-222,125.00	
AFTER TRANSFERS		-16,715.81	-112,681.71	-222,125.00	
GRAND TOTAL		-36,097.99	343,154.64	0.00	

TOWN OF WEDDINGTON BALANCE SHEET

FY 2012-2013

PERIOD ENDING: 02/28/2013

10

		<u>ASSETS</u>	
ASSETS			
10-1120-000	TRINITY CHECKING ACCOUNT	923,194.13	
10-1120-001	TRINITY MONEY MARKET	1,176,577.63	
10-1120-002	CITIZENS SOUTH CD'S	511,226.71	
10-1170-000	NC CASH MGMT TRUST	529,830.88	
10-1211-001	A/R PROPERTY TAX	34,295.53	
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	5,944.92	
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	8,691.13	
10-1232-000	SALES TAX RECEIVABLE	1,130.75	
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	127,827.46	
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.01	
		TOTAL ASSETS	4,188,386.49
		<u>LIABILITIES & EQUITY</u>	
LIABILITIES			
10-2120-000	BOND DEPOSIT PAYABLE	262,038.40	
10-2155-000	HEALTH INSURANCE PAYABLE	47.47	
10-2620-000	DEFERRED REVENUE - DELQ TAXES	5,944.92	
10-2625-000	DEFERRED REVENUE - CURR YR TAX	34,295.53	
10-2630-000	DEFERRED REVENUE-NEXT 8	8,691.13	
		TOTAL LIABILITIES	311,017.45
EQUITY			
10-2620-001	FUND BALANCE - UNDESIGNATED	1,919,413.61	
10-2620-003	FUND BALANCE-DESIG FOR CAP PROJECTS	569,629.30	
10-2620-004	FUND BALANCE-INVEST IN FIXED ASSETS	997,494.81	
10-2620-005	CURRENT YEAR EQUITY YTD	47,676.68	
CURRENT FUND BALANCE - YTD NET REV		343,154.64	
		TOTAL EQUITY	3,877,369.04

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2012-2013

PERIOD ENDING: 02/28/2013

10

TOTAL LIABILITIES & FUND EQUITY 4,188,386.49

**TOWN OF WEDDINGTON
BUDGET
FYE 6/30/2014**

Revenues		
Ad Valorem Taxes		1,039,250
State-Collected Revenues		633,775
Zoning and Subdivision		12,000
Other Revenues		16,500
Total Revenues		1,701,525
Expenditures		
Administrative Expenditures		384,800
Planning and Zoning		183,465
General Government		339,500
Total Expenditures		907,765

**TOWN OF WEDDINGTON
PRELIMINARY BUDGET
FY2014**

	ACTUAL AS OF 2/28/2013	PROJECTED FY2013 AS OF 2/28/2013	FY 2013 BUDGET	FY 2013 PROPOSED AMENDED BUDGET	\$0.05 Tax FY 2014 PROPOSED BUDGET	\$0.052 Tax FY 2014 PROPOSED BUDGET
balance has changed						
REVENUE:						
10-3101-110 AD VALOREM TAX - CURRENT	962,943.57	969,394.15	960,000.00	965,000.00	940,000.00	975,000.00
10-3102-110 AD VALOREM TAX - 1ST PRIOR YR	2,974.85	4,405.78	7,000.00	5,000.00	7,000.00	7,000.00
10-3103-110 AD VALOREM TAX - NEXT 8 YRS PRIOR	1,710.52	2,631.66	2,000.00	2,500.00	1,000.00	1,000.00
10-3110-121 AD VALOREM TAX - MOTOR VEH CURRENT	28,819.02	53,819.02	57,000.00	52,500.00	51,900.00	54,000.00
10-3115-180 TAX INTEREST	1,427.35	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00
10-3231-220 LOCAL OPTION SALES TAX REV - ART 39	74,856.90	158,856.90	157,700.00	157,700.00	177,000.00	180,000.00
10-3322-220 BEER & WINE TAX		42,500.00	48,750.00	42,500.00	43,775.00	43,775.00
10-3324-220 UTILITY FRANCHISE TAX	209,600.30	394,220.30	450,000.00	400,000.00	410,000.00	410,000.00
10-3340-400 ZONING & PERMIT FEES	15,930.00	15,000.00	10,000.00	17,500.00	10,000.00	10,000.00
10-3350-400 SUBDIVISION FEES	48,900.00	50,000.00	62,250.00	50,000.00	2,000.00	2,000.00
10-3830-891 MISCELLANEOUS REVENUES	1,002.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
10-3831-491 INVESTMENT INCOME	6,496.27	13,034.01	17,500.00	13,000.00	15,000.00	15,000.00
TOTAL REVENUE	1,354,660.78	1,707,611.81	1,775,950.00	1,709,450.00	1,661,425.00	1,701,525.00
GENERAL GOVERNMENT EXPENDITURE:						
10-4110-126 FIRE DEPT SUBSIDIES	484,950.00	720,000.00	720,000.00	720,000.00		
10-4110-127 FIRE DEPT CAPITAL		56,000.00	56,000.00	56,000.00		
10-4110-128 POLICE PROTECTION	116,080.50	233,000.00	233,000.00	233,000.00	233,000.00	233,000.00
10-4110-192 ATTORNEY FEES	31,851.35	100,851.35	110,275.00	101,500.00	90,000.00	90,000.00
10-4110-195 ELECTION EXPENSE	1,899.50	2,000.00	2,000.00	2,000.00	11,000.00	11,000.00
10-4110-340 EVENTS & PUBLICATIONS	5,077.86	11,077.86	13,500.00	12,000.00	5,500.00	5,500.00
10-4110-495 OUTSIDE AGENCY FUNDING	0.00	3,000.00	3,000.00	3,000.00		
TOTAL GENERAL GOVT EXPENDITURE	639,859.21	1,125,929.21	1,137,775.00	1,127,500.00	339,500.00	339,500.00
ADMINISTRATIVE EXPENDITURE:						
10-4120-121 SALARIES - CLERK	45,988.45	68,982.68	69,475.00	70,000.00	70,000.00	70,000.00
10-4120-123 SALARIES - TAX COLLECTOR	22,452.94	34,624.49	41,000.00	35,500.00	41,000.00	41,000.00
10-4120-124 SALARIES - FINANCE OFFICER	4,463.55	8,579.64	10,850.00	9,000.00	10,850.00	10,850.00
10-4120-125 SALARIES - MAYOR & TOWN COUNCIL	14,000.00	21,000.00	21,000.00	21,000.00	21,000.00	21,000.00
10-4120-181 FICA EXPENSE	6,916.56	13,058.17	11,000.00	13,000.00	13,000.00	13,000.00
10-4120-182 EMPLOYEE RETIREMENT	10,095.14	15,541.07	18,500.00	16,000.00	16,000.00	16,000.00
10-4120-183 EMPLOYEE INSURANCE	11,865.54	17,798.31	18,500.00	18,000.00	18,900.00	18,900.00
10-4120-184 EMPLOYEE LIFE INSURANCE	229.32	343.98	350.00	350.00	375.00	375.00
10-4120-185 EMPLOYEE S-T DISABILITY	180.00	270.00	325.00	310.00	325.00	325.00
10-4120-191 AUDIT FEES	8,000.00	8,000.00	8,900.00	8,000.00	8,900.00	8,900.00
10-4120-193 CONTRACT LABOR	2,243.75	5,000.00	5,000.00	4,500.00	5,000.00	5,000.00
10-4120-200 OFFICE SUPPLIES - ADMIN	5,140.02	10,000.00	11,125.00	10,000.00	11,125.00	11,125.00
10-4120-210 PLANNING CONFERENCE		1,000.00	2,500.00	1,000.00	1,500.00	1,500.00
10-4120-321 TELEPHONE - ADMIN	1,768.34	3,031.44	4,500.00	3,500.00	4,000.00	4,000.00
10-4120-325 POSTAGE - ADMIN	2,504.75	3,742.79	4,200.00	4,000.00	4,200.00	4,200.00
10-4120-331 UTILITIES - ADMIN	2,209.97	3,788.52	4,725.00	3,750.00	4,725.00	4,725.00
10-4120-351 REPAIRS & MAINTENANCE - BUILDING	30,406.06	35,000.00	35,000.00	35,000.00	10,000.00	10,000.00
10-4120-352 REPAIRS & MAINTENANCE - EQUIPMENT	37,672.93	47,672.93	51,000.00	48,000.00	51,000.00	51,000.00
10-4120-354 REPAIRS & MAINTENANCE - GROUNDS REPAIRS & MAINTENANCE - SIDEWALKS	18,811.00	35,247.43	36,000.00	36,000.00	36,000.00	36,000.00
10-4120-355 REPAIRS & MAINTENANCE - PEST CONTRL	860.00	1,060.00	750.00	1,000.00	1,000.00	1,000.00
10-4120-356 REPAIRS & MAINTENANCE - CUSTODIAL	3,252.00	6,074.86	5,750.00	5,750.00	5,750.00	5,750.00
10-4120-370 ADVERTISING - ADMIN	411.50		1,000.00	1,000.00	1,000.00	1,000.00
10-4120-397 TAX LISTING & TAX COLLECTION FEES	796.50	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
10-4120-400 ADMINISTRATIVE:TRAINING	1,453.00	4,000.00	4,100.00	3,750.00	4,100.00	4,100.00

**TOWN OF WEDDINGTON
PRELIMINARY BUDGET
FY2014**

	ACTUAL AS OF	PROJECTED FY2013 AS OF	FY 2013	FY 2013 PROPOSED AMENDED	\$0.05 Tax FY 2014 PROPOSED BUDGET	\$0.052 Tax FY 2014 PROPOSED BUDGET
	<u>2/28/2013</u>	<u>2/28/2013</u>	<u>BUDGET</u>	<u>BUDGET</u>	<u>BUDGET</u>	<u>BUDGET</u>
balance has changed						
10-4120-410 ADMINISTRATIVE:TRAVEL	3,269.46	6,000.00	6,500.00	6,500.00	6,500.00	6,500.00
10-4120-450 INSURANCE	10,091.35	11,500.00	20,000.00	11,500.00	11,550.00	11,550.00
10-4120-491 DUES & SUBSCRIPTIONS	12,249.00	19,577.00	18,000.00	20,000.00	21,000.00	21,000.00
10-4120-498 GIFTS & AWARDS	341.19	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
10-4120-499 MISCELLANEOUS	1,292.90	3,500.00	3,500.00	3,000.00	3,500.00	3,500.00
TOTAL ADMINISTRATIVE EXPENDITURE	258,965.22	387,893.30	416,050.00	391,910.00	384,800.00	384,800.00
PLANNING & ZONING EXPENDITURE:						
10-4130-121 SALARIES - ZONING ADMINISTRATOR	41,635.91	62,453.87	62,000.00	63,000.00	63,000.00	63,000.00
10-4130-122 SALARIES - ASST ZONING ADMINISTRATR	812.45	1,218.68	2,500.00	2,500.00	2,000.00	2,000.00
10-4130-123 SALARIES - RECEPTIONIST	12,818.12	19,227.18	22,910.00	21,000.00	21,000.00	21,000.00
10-4130-124 SALARIES - PLANNING BOARD	11,000.00	16,500.00	17,500.00	17,000.00	17,500.00	17,500.00
10-4130-125 SALARIES - SIGN REMOVAL	3,277.48	4,916.22	4,500.00	5,000.00	5,000.00	5,000.00
10-4130-181 FICA EXPENSE - P&Z	5,320.02	11,010.70	8,500.00	11,000.00	11,000.00	11,000.00
10-4130-182 EMPLOYEE RETIREMENT - P&Z	8,040.34	11,843.75	13,000.00	12,000.00	12,000.00	12,000.00
10-4130-183 EMPLOYEE INSURANCE	12,780.00	19,170.00	19,500.00	19,500.00	19,500.00	19,500.00
10-4130-184 EMPLOYEE LIFE INSURANCE	180.60	270.90	325.00	325.00	325.00	325.00
10-4130-185 EMPLOYEE S-T DISABILITY	72.00	108.00	215.00	215.00	215.00	215.00
10-4130-193 CONSULTING	6,520.26	12,500.00	15,000.00	10,000.00	5,000.00	5,000.00
10-4130-194 CONSULTING - COG	1,260.00	5,000.00	10,000.00	2,500.00	5,000.00	5,000.00
10-4130-200 OFFICE SUPPLIES - PLANNING & ZONING	2,284.67	7,500.00	5,000.00	6,000.00	5,000.00	5,000.00
10-4130-201 ZONING SPECIFIC OFFICE SUPPLIES			2,500.00	7,500.00	2,500.00	2,500.00
10-4130-215 HISTORIC PRESERVATION			500.00	500.00	500.00	500.00
10-4130-220 TRANSPORTATION & IMPROVEMENTS		9,000.00	23,750.00	0.00	0.00	0.00
10-4130-321 TELEPHONE - PLANNING & ZONING	1,768.42	3,031.58	4,500.00	3,500.00	4,000.00	4,000.00
10-4130-325 POSTAGE - PLANNING & ZONING	2,402.50	4,118.57	4,200.00	4,000.00	4,200.00	4,200.00
10-4130-331 UTILITIES - PLANNING & ZONING	2,209.98	3,788.54	4,725.00	3,750.00	4,725.00	4,725.00
10-4130-370 ADVERTISING - PLANNING & ZONING	298.96	750.00	1,000.00	750.00	1,000.00	1,000.00
TOTAL PLANNING & ZONING EXPENDITURE	112,681.71	192,407.98	222,125.00	190,040.00	183,465.00	183,465.00
TOTAL EXPENDITURES	1,011,506.14	1,706,230.49	1,775,950.00	1,709,450.00	907,765.00	907,765.00
NET REVENUES/(EXPENDITURES)	343,154.64	1,381.32	0.00	0.00	753,660.00	793,760.00
APPROPRIATION FROM FUND BALANCE						

**TOWN OF WEDDINGTON
NON-OPERATING EXPENDITURES**

		FY2013 @ 5.0 cents	FY2013 @ 5.2 cents	FY2013 Approved items	
Net Operating Revenues Over Expenditures		753,660.00	793,760.00		
<u>Proposed non-recurring revenues</u>					
Additional motor vehicle revenue due to change in collection process		20,000.00	20,000.00		
Subdivision Fees					
Adjusted Revenues Over Expenditures		773,660.00	813,760.00		
<u>Proposed non-operating expenditures to be funded</u>					
PVFD	Estimated 3% increase	550,323.00	550,323.00	546,000.00	
	Building upgrades	70,000.00	70,000.00	50,000.00	
	Volunteer bonus program	23,500.00	23,500.00		
	Audit fees	6,000.00	6,000.00	6,800.00	
WCVFD	Estimated 3% increase	128,600.00	128,600.00	124,000.00	
Stallings VFD	Estimated 3% increase	49,440.00	49,440.00	48,000.00	
Police	Estimated increase in contract price (4%)	9,320.00	9,320.00	16,000.00	
	Adjustment for Wesley Chapel satellite station				
Public Safety				1,125.00	
Parks & Rec	Easter Egg Hunt	2,000.00	2,000.00	500.00	
	Festival -- upfront money	3,600.00	3,600.00	1,000.00	
	Festival -- net revenues from prior year	1,400.00	1,400.00		
	Holiday banners & lights	3,030.00	3,030.00	2,800.00	2351.76
	Tree lighting - food	960.00	960.00	1,000.00	1876.24
	Tree lighting - volunteers gifts/food	500.00	500.00		
	Tree lighting - facility preparation	650.00	650.00		
	Tree lighting - music (DJ)	400.00	400.00		
	Tree lighting - crafts & prizes	250.00	250.00		
	Tree lighting - tree	250.00	250.00	350.00	125
	Tree lighting - Christmas cards	200.00	200.00		
	Litter sweeps	250.00	250.00	250.00	40
	Meet and Greet local groups	1,200.00	1,200.00	1,200.00	
Office supplies	Ipad covers and keyboards	400.00	400.00		
	Vacuum cleaner	300.00	300.00		
	Ipads				
	Copier				
	Council chairs	3,500.00	3,500.00		
Grounds maintenance	Medians landscaping	1,000.00	1,000.00	1,000.00	
Building Maintenance	Electrical				
	Flooring/carpet	19,000.00	19,000.00	16,500.00	Roof
	Interior painting	4,650.00	4,650.00	10,000.00	Exterior painting
Equipment Maintenance	CSI upgrade to ServicePlus	4,000.00	4,000.00		
Gifts/Awards	Ipads to outgoing councilmembers				
Technology	CSI upgrade to SmartFusion (included as part of service upgrade)			26,000.00	VC3
	GIS upgrade				
	Telephone system hardware/capital				
Transportation	Roundabout irrigation	9,000.00	9,000.00	9,000.00	
	Sidewalk maintenance			13,425.50	
	Rea Road				
Attorney					
Outside agency	Urban forester	3,000.00	3,000.00	3,000.00	
Consulting/				10,000.00	Land Use
Contract Labor	Scanning of minutes				
Salary adj	COLA/Merit/Bonus/Taxes/Benefits			9,835.00	
	Council increases				
	One-time funding of state unemployment reserve	2,360.00	2,360.00		
Total cost of non-operating expenditures		899,083.00	899,083.00	897,785.50	
NET APPROPRIATION FROM FUND BALANCE		\$125,423.00	\$85,323.00		

FUND BALANCE ASSIGNMENTS

Library	\$250,000	\$250,000
Rea Road Engineering	\$200,000	\$200,000
Capital Projects (Town Hall, sidewalks)	\$50,000	\$50,000
Events	\$1,400	\$1,400

UNASSIGNED FUND BALANCE AS OF 6/30/12 \$2,048,447 \$2,048,447

APPROXIMATE MINIMUM FUND BALANCE REQUIRED \$903,424 \$903,424

(Town Policy states not less than 50% of budgeted expenditures)

TREND ANALYSIS
EXPENDITURES

	FY2006	FY2007	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013
SHERIFF	44895	44895	48840.75	49769.25	50697.75	54152.25	54152.25	58040.25
% Increase		0	8.788841	1.901076	1.86561	6.813912	0	7.179757
ELECTION	7182.83	1634	1685.5	1669.75	9955.82	1796.25	9271.03	1899.5

3.792742 Average