

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MARCH 14, 2011 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA**

Prayer – Mayor Nancy D. Anderson

1. Call to Order
2. Pledge of Allegiance
3. Determination of Quorum/Additions or Deletions to the Agenda
4. Introduction of Deputy James “Chris” Walker
5. Special Recognitions
 - A. Martha Allen – American National Red Cross (Presidential Award for Excellence)
6. Public Hearings
 - A. Public Hearing to Review and Consider Proposed Text Amendment to Add “Private Banquet, Reception and Conference Center” Uses as a Permitted Use in the MX Zoning District (Continued from the February 14, 2011 Regular Town Council Meeting)
 - B. Public Hearing to Consider a Weddington Burning Ordinance
 - C. Public Hearing to Consider Rezoning of All B-1 and B-2 Parcels to B-1 (Conditional District) and B-2 (Conditional District)
7. Public Comment - *Speakers are limited to three (3) minutes or less and Large Groups are Encouraged to Designate a Spokesperson*
8. Approval of Minutes
 - A. February 14, 2011 Regular Town Council Meeting Minutes
 - B. March 7, 2011 Special Town Council Meeting Minutes
9. Consent Agenda
 - A. Consideration of Reducing Road Maintenance Bond for the Gardens on Providence Subdivision
 - B. Consideration of Recommended Policy for Releasing Escrows and Bonds Covering Maintenance and Operation Costs for Open Space Areas within Conservation Subdivisions
 - C. Consideration of Releasing the Conservation Bond for the Lake Forest Preserve Subdivision
 - D. Call for a Public Hearing to Consider Proposed Text Amendments to Section 46-9 and 58-4 – LARTP (Public Hearing to be held on April 11, 2011 at 7:00 p.m. at the Weddington Town Hall)
 - E. Call for a Public Hearing to Consider a Text Amendment to Establish a Livestock Management Plan (Public Hearing to be held on April 11, 2011 at 7:00 p.m. at the Weddington Town Hall)
10. Consideration of Public Hearings
 - A. Consideration of Ordinance Adopting Text Amendments to Add “Private Banquet, Reception and Conference Center” Uses as a Permitted Use in the MX Zoning District

- B. Consideration of Adopting a Weddington Burning Ordinance
- C. Consideration of Rezoning All B-1 and B-2 Parcels to B-1 (Conditional District) and B-2 (Conditional District)

11. Old Business

- A. Update and Discussion on 2011 Town Council Retreat – March 18 and 19, 2011

12. New Business

- A. Discussion of Federal Census and Redistricting Requirements
- B. Consideration of Weddington Easter Egg Hunt
- C. Consideration of Proposal from Centralina Council of Governments (COG) for the Use of a Facilitator for the Town Retreat
- D. Consideration of Participating in the Shine For Blue Law Enforcement Memorial

13. Update from Town Planner

14. Update from Town Administrator/Clerk

15. Public Safety Report

16. Update from Finance Officer and Tax Collector

17. Transportation Report

18. Council Comments

19. Adjournment

This agenda is tentative and is subject to change up to and including at the time of the meeting.

Sec. 58-4. Definitions.

Banquet and Reception Centers are uses and structures that are designed for groups of people to gather for social functions or events, including, but not limited to weddings and wedding receptions and other gatherings. This definition does not apply to churches.

Conference Centers are facilities designed to accommodate corporate meetings, training, retreats, exhibition space, and other uses of a similar nature.

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

(1) *Permitted uses.*

- o. Banquet and Reception Centers, and Conference Centers provided the lot is at least 5 acres. However, nothing shall prohibit one or more of these uses from being combined on a single 5 acre lot. These uses shall not produce levels of noise or electronically amplified sound that is audible at levels greater than 60 DB beyond the boundary of the property on which the facility is located. Further, no noise or electronically amplified sound shall be audible beyond the property boundary between the hours of 10 p.m. and 9 a.m.

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

(d) Signs on-premises of banquet, reception, and conference centers are regulated as follows:

(1)	Types of signs permitted:	Identification.
(2)	Permitted number of signs:	One per street front.
(3)	Maximum area of signs:	20 square feet.
(4)	Permitted location:	Behind required setback.

Items (d) and (e) become (e) and (f).

Sec. 58-175. Off-street parking.

Banquet, Reception, and Conference Center	1 per employee during the shift of greatest employment plus 1 space for every 2 guests based on the maximum number of guests the facility can accommodate. At a minimum, each use shall have parking to accommodate at least 30 vehicles.
---	---

ORDINANCE REGULATING THE OPEN BURNING OF YARD WASTE IN THE CORPORATE TOWN LIMITS

WHEREAS, the Town Council of the Town of Weddington deems it to be in the best interest to protect the health, safety and welfare of the citizens of Weddington from fire hazards, it is necessary to regulate open burning in the Town.

THEREFORE, BE IT ORDAINED by the Weddington Town Council as follows:

Section 1. Definitions. The following words when used in this ordinance shall have the meanings ascribed to them in this section:

(A) "Open burning" means the burning of yard waste in such a manner that the products of combustion resulting from the burning are emitted directly into the atmosphere without passing through a chimney, or a permitted air pollution control device.

(B) "Yard waste" means any grass, weeds, leaves, tree trimmings, plants, shrubbery pruning, and such other similar materials which are generated in the maintenance of yards and gardens.

(C) "Recreational burning" means camp fires and fires used solely for outdoor cooking and other recreational purposes, or for ceremonial occasions, or for human warmth and comfort and which do not create a nuisance and do not use synthetic materials or refuse or salvageable materials for fuel.

Section 2. Open Burning Regulations:

(A) A person shall not kindle or maintain or authorize to be kindled or maintained any open burning unless conducted in accordance with North Carolina General Statutes 113-60.21 through 113-60.31 and 15A NCAC 2D .1901.

(B) Open burning must be constantly attended by an adult (age 18 or older) until after the fire is extinguished.

(C) This adult must have on-site fire extinguishing equipment such as dirt, water barrel, garden hose or water truck that is available for immediate use.

(D) Fires that are intended to clear undergrowth by running along the ground are prohibited, except when conducted under a directive from a state or federal government agency, such as the Forestry Service.

(E) Open burning is prohibited on High Ozone days when levels are in the Orange, Red or Purple Zone according to the North Carolina Division of Air Quality.

(F) Open burning shall only be allowed at least 50 feet from any occupied dwelling.

(G) Recreational burning will have no time limit as long as the burning is not creating a nuisance or hazard.

Section 3. Exceptions

Training fires set for the purpose of instruction and training of firefighters in the methods of firefighting are exempt from this ordinance.

Section 4. Penalties and Remedies

(A) Civil penalties. Any law enforcement officer with territorial jurisdiction or code enforcement officer may issue a warning citation for a first offense of this ordinance. Any law enforcement officer with territorial jurisdiction or code enforcement officer may issue a civil citation for any subsequent violations of this ordinance, subjecting the violator to a civil penalty of \$50.00 for the second offense, \$100.00 for the third offense and \$150.00 for all subsequent offenses. If a person/corporation fails to pay the citation within ten days of issuance, the Town may seek to recover the penalty by filing a civil action in the nature of a debt.

(B) The Town may seek to enforce this ordinance through any appropriate equitable action.

(C) Each day that a violation continues after the offender has been notified of the violation shall constitute a separate offense.

(D) The Town may seek to enforce this ordinance by using any one or a combination of the foregoing remedies.

(E) The issuance of a citation or the collection of penalties by the Town does not relieve any individual from liabilities that may result from a violation of this ordinance

Section 5. Effective Date This Ordinance shall be effective upon adoption.

Adopted this the ____ day of December 2011.

**NOTICE OF VIOLATION OF TOWN ORDINANCE
TOWN OF WEDDINGTON**

Date of Violation: _____

Location/Address of Violation: _____

Vehicle Tag # (If applicable): _____

Tax Parcel I.D. No. (If applicable): _____

Name of Property Owner or Person in Legal Possession of
Property: _____

Date of Birth: _____ SS#: _____

Telephone No.: _____

You are hereby notified that you are in violation of section
_____ of the Town of Weddington
ordinance, payable in the amount of \$_____.

Payment must be made within ten (10) days of the issuance of
this Notice. Failure to make timely payment may result in the
referral of this matter to a Collection Agency or the Town
seeking to recover the penalty by filing a civil action in the
nature of a debt. Failure to pay in accordance with the terms
set forth in the ordinance may subject the offender to court
costs, including reasonable attorney's fees.

Payment may be delivered or mailed to:
Town of Weddington
1924 Weddington Road
Weddington, NC 28104

Payments may be made by cash, check or money order. If
paying by check or money order, please make it payable to the
Town of Weddington. Town Hall is open Monday,
Wednesday, and Friday from 9:00 a.m. to 1:00 p.m.

Description of Violation:

You are hereby ordered to immediately cease and desist in
violating the terms of the ordinance specified. Any failure to
cease and desist shall be charged as additional violations under
the ordinance.

Signature of Issuing Official

Printed Name and Title of Issuing Official

Date Issued: _____

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

MEMORANDUM

TO: Nancy Anderson, Mayor
Town Council

CC: Amy McCollum, Town Clerk

FROM: Jordan Cook, Zoning Administrator/Planner

DATE: March 14, 2011

SUBJECT: **B1(CD) & B2(CD) Rezoning**

The Town of Weddington requests a Rezoning of all properties currently zoned B-1 General Business District and B-2 Shopping Center District to B-1 General Business District (Conditional District) and B-2 Shopping Center District (Conditional District). All of the properties are located in the Northeast quadrant of Providence Road and Weddington Road.

Application Information

Date of Application: March 1, 2011
Applicant Name: Town of Weddington
Owner Name: See table below
Parcel ID Numbers: 06-150-050, 06-150-049, 06-150-059A, 06-150-054, 06-150-056, 06-150-057, 06-150-053, 06-150-053A, 06-150-055 and 06-150-050A
Property Location: Northeast quadrant of Providence Road and Weddington Road
Existing Land Use: Business
Proposed Land Use: Business
Existing Zoning: B-1 General Business District and B-2 Shopping Center District
Proposed Zoning: B-1 General Business District (CD) and B-2 Shopping Center District (CD)
Existing Use(s): Businesses, Government Facility, Shopping Center, Bank, Convenience Store, etc.
Proposed Use(s): Same as exiting uses
Parcel Size: 25.16 Acres

General Information-Background

- The Town Council approved the B-1(CD) and B-2(CD) text amendment at their June 14, 2010 meeting.
- Adopting this new text essentially added new zoning districts within the Town of Weddington. These new zoning districts called B-1(CD) and B-2(CD) established another conditional zoning district within Weddington. The other conditional zoning district is MX or Mixed Use. Conditional Zoning districts utilize the legislative review process rather than the quasi-judicial review process and allow for more communication between the applicant and staff, Planning Board and Town Council as well as Public Involvement Meetings.
- The Planning Board recommended approval of the B-1(CD) and B-2(CD) text amendment at their April 26, 2010 meeting.

General Information-B-1(CD) and B-2(CD) Rezoning

- The rezoning proposal would include ten parcels comprising of 25.16 acres in the Northeast quadrant of Providence and Weddington Road. All currently B-1 and B-2 zoned properties are included in this rezoning.
- These rezonings do not increase and/or change the amount commercial buildings, uses or acres within the Town of Weddington. This is simply a mechanism to ensure that all existing commercial uses follow the legislative (conditional zoning) process rather than the quasi-judicial (conditional use permit) process from this point forward.
- Below is a detailed list of the parcels being rezoned:

Parcel Number	Property/Use Description	Acres	Owner
06150057	Weddington Town Hall	2.14	Town of Weddington
06150053A	Dr. Pinsak's Office	0.67	George & Carol Pinsak
06150053	Weddington Associates Medical Building	0.84	Weddington Associates
06150056	Weddington Corners Shopping Center	10.00	Weddington Associates
06150054	Vet Clinic	0.17	Weddington Associates
06150055	Gas Station/Convenience Store	1.34	Jerry & Robbie Pressley
06150050A	Citizens South Bank	1.00	Citizens South Bank
06150059A	Treski Property	7.87	M Squared Holdings LLC
06150049	NCDOT parcel in front of Treski Property	0.92	NCDOT
06150050	NCDOT parcel in front of Citizens South Bank	0.21	NCDOT

Minimum Standards for Office and Retail Uses in the B-1(CD) and B-2(CD) Zoning Districts:

- All zoning district regulations and development standards are the same as the previous B-1 and B-2 zoning districts. This was done to ensure that all existing uses would remain in compliance with the new B-1(CD) and B-2(CD) Zoning District.
- However, any development or redevelopment occurring after August 1, 2010 shall comply with MX development standards.

Additional Information:

- Adjacent Property Uses are as follows:
 - North: Parcels containing single family houses (R-40 and RCD zoning districts)
 - South: Highway 84 (Weddington Road) and parcels containing single family houses (R-40 and RCD zoning districts)
 - East: Weddington-Matthews Road and parcels containing single family houses (RCD zoning district)
 - West: NC 16 (Providence Road) and parcels containing single family houses (R-40 and RCD zoning districts)

Staff has reviewed the application and submitted documents and finds the B-1(CD) and B-2(CD) Rezoning Application is in compliance with the *Town of Weddington Zoning Ordinance*.

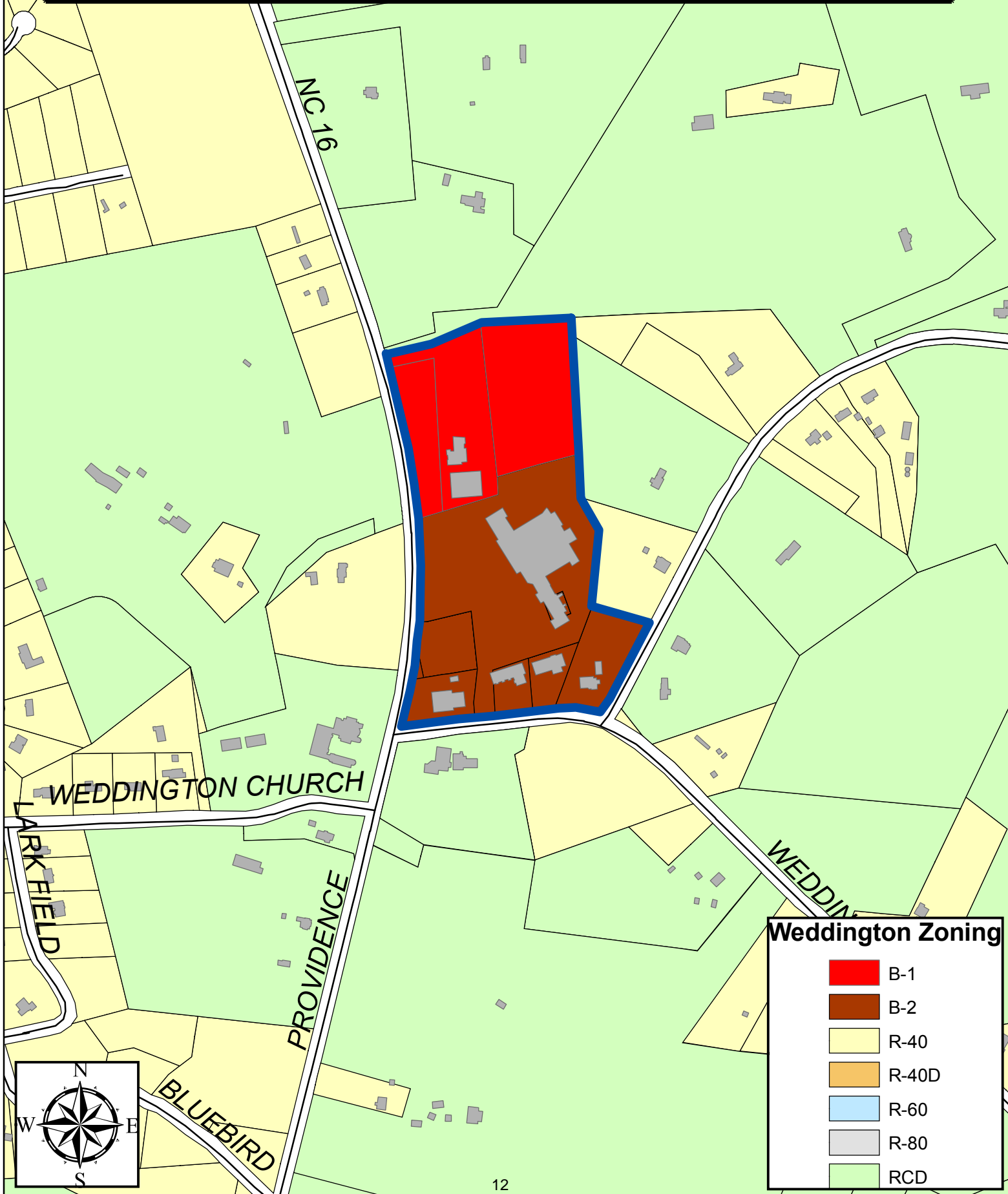
B-1(CD) & B-2(CD) Rezoning



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

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

B-1(CD) & B-2(CD) Rezoning: Properties to be Rezoned Outlined in Blue



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, FEBRUARY 14, 2011 - 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 14, 2011, at 7:00 p.m. with Mayor Pro Tem Daniel Barry presiding.

Present: Mayor Pro Tem Daniel Barry, Councilmembers Werner Thomisser, Robert Gilmartin and Jerry McKee, Town Attorney Anthony Fox, Town Planner Jordan Cook, Finance Officer Leslie Gaylord and Town Administrator/Clerk Amy S. McCollum

Absent: Mayor Nancy D. Anderson

Visitors: Walker Davidson, Bill Price, Jim Vivian, Barbara and Pat Harrison and Virginia Franco

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

Item No. 1. Call to Order. Mayor Pro Tem Barry called the February 14, 2011 Regular Town Council Meeting to order at 7:00 p.m.

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

Item No. 3. Determination of Quorum/Additions or Deletions to the Agenda. There was a quorum.

Councilmember Jerry McKee moved to approve the agenda with the following amendment:

§ Defer Item No. 4. to the March Town Council Meeting

All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Gilmartin, McKee and Mayor Pro Tem Barry
NAYS: None

Item No. 4. Presentation and Consideration of a Proposal from Centralina Council of Governments for a District Voting Plan. This item was deferred until the March Town Council Meeting.

Item No. 5. Public Hearings.

A. Public Hearing to Consider a Proposed Text Amendment to Minor Subdivisions Definition.

Mayor Pro Tem Barry opened the public hearing to consider a proposed text amendment to the minor subdivisions definition. The Town Council received the following memo from Town Planner Jordan Cook and a copy of the proposed text amendment:

- At the October 25th Planning Board meeting a resident applied for a minor subdivision to subdivide a one acre tract from their existing ten acre parcel. The ten acre parcel was vacant and the owner's home was on a three acre parcel directly adjacent to it.
- The way the ordinance is written did not allow this property owner to subdivide the one acre tract because they owned a parcel adjacent to it. The ordinance states that if the subdivider owns any land adjacent to the land being subdivided, it would be considered a major subdivision.

Therefore, the owner had to recombine all parcels and start from scratch by subdividing out the one acre parcel.

- The Planning Board realized that an owner of a large tract could subdivide into three lots but the applicant applying for the minor subdivision could not do the exact same thing because they owned adjacent property.
- The newly proposed language will allow that property owner to subdivide as long as the subdivision results in three or fewer parcels and does not change the minor or major subdivision processes.
- A copy of the original plat is on the back of this memo. Tract 1 and Tract 2 existed prior to the subdivision.

With their being no comments or questions, Mayor Pro Tem Barry closed the public hearing.

B. Public Hearing to Review and Consider Proposed Text Amendment to Add “Private Banquet, Reception and Conference Center” Uses as a Permitted Use in the MX Zoning District. Mayor Pro Tem Barry opened the public hearing to review and consider a proposed text amendment to add “Private Banquet, Reception and Conference Center” uses as a permitted use in the MX Zoning District. Councilmember McKee moved to defer this public hearing until the March 14, 2011 Town Council Meeting. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Gilmartin, McKee and Mayor Pro Tem Barry
NAYS: None

Item No. 6. Public Comment. There were no Public Comments.

Item No. 7. Approval of Minutes.

A. December 13, 2010 Regular Town Council Meeting. Councilmember Robert Gilmartin moved to approve the December 13, 2010 Regular Town Council Meeting minutes. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Gilmartin, McKee and Mayor Pro Tem Barry
NAYS: None

B. January 17, 2011 Special Town Council Meeting. Councilmember Gilmartin moved to approve the January 17, 2011 Special Town Council Meeting minutes. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Gilmartin, McKee and Mayor Pro Tem Barry
NAYS: None

Item No. 8. Consent Agenda.

A. Call for a Public Hearing to Consider Proposed Text Amendments Regarding a Weddington Burning Ordinance (Public Hearing to be held March 14, 2011 at 7:00 p.m. at the Weddington Town Hall). The Town Council received a copy of the Proposed Text Amendment regarding a Weddington Burning Ordinance and a copy of the Notice of Violation of Town Ordinance. Councilmember Gilmartin moved to call for a public hearing to consider proposed text amendments regarding a Weddington Burning Ordinance. The public hearing is to be held March 14, 2011 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Gilmartin, McKee and Mayor Pro Tem Barry

NAYS: None

B. Consideration of Amendments to the Public Safety Rules of Procedure. Councilmember Gilmartin moved to approve the following amendment to the Public Safety Rules of Procedure:

Add the following sentence under Article III – Membership, Section 3–2: Non-voting members may be appointed by the Town Council; however, they will not be included in the determination of a quorum and will not have voting privileges. Non-voting members will also serve a four-year term unless determined otherwise by the Town Council.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Gilmartin, McKee and Mayor Pro Tem Barry
NAYS: None

C. Consideration of Resolution to Open Closed Session Minutes or Portions Thereof. Councilmember Gilmartin moved to approve Resolution R-2011-03:

**TOWN OF WEDDINGTON
RESOLUTION
TO OPEN CLOSED SESSION MINUTES
OR PORTIONS THEREOF
R-2011-03**

BE IT RESOLVED that the Town Council opens the following Closed Session Minutes or portions thereof:

<u>Date of Closed Session Minutes</u>	<u>Item Number</u>	<u>Item Entitled</u>
September 10, 2007	1	Open the Meeting
	2	Approval of August 13, 2007 Closed Session Minutes
	4	Adjournment
June 14, 2010	1	Open the Meeting
	3	Approval of Minutes
	4	Adjournment
August 9, 2010	1	Open the Meeting
	3	Review of Lawsuit Against Mayor Anderson
	4	Adjournment
September 13, 2010	1	Open the Meeting
	2	Discussion of Swapping Town Hall Property with the Weddington United Methodist Church
	4	Approval of Minutes
	5	Discussion of Process for Unsealing Closed Session Minutes
	6	Adjournment
October 11, 2010	1	Open the Meeting
	2	Consideration of Approval of Closed Session Minutes
	3	Consideration of Resolution to Open Closed Session Minutes or Portions Thereof
	5	Discussion of Swapping Town Hall Property

Adopted this 14th day of February, 2011.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Gilmartin, McKee and Mayor Pro Tem Barry
NAYS: None

D. Consideration of Amendments to the Appointment Policy. Councilmember Gilmartin moved to approve the following amendments to the Appointment Policy:

RECOMMENDED PROCESS

Application. In order to be eligible for appointment to a board and continue to serve, a person must be an adult (21 years or older) permanently residing inside the town limits and file an application on a form provided by the Town Clerk. Non-residents could be appointed as **a non-voting member**. ~~ex-officio members but will not be granted voting privileges.~~ **Their attendance is not included when determining a quorum.** All applications will be kept on file for a period of two (2) years from the date of submission. The Council will only consider citizens for which there is a current application on file. The Town Clerk may be instructed to investigate and verify all statements contained in the application.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Gilmartin, McKee and Mayor Pro Tem Barry
NAYS: None

E. Consideration of Resolution to Add Beulah Oaks Way in the Beulah Oaks Subdivision to the State Maintained Secondary Road System. Councilmember Gilmartin moved to approve Resolution R-2011-02:

**NORTH CAROLINA STATE DEPARTMENT OF TRANSPORTATION
REQUEST FOR ADDITION TO STATE MAINTAINED SECONDARY ROAD SYSTEM
TOWN OF WEDDINGTON, NORTH CAROLINA
R-2011-02**

**North Carolina
County of Union**

Road Description: Beulah Oaks Way in the Beulah Oaks 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 14th day of February, 2011.

All were in favor, with votes recorded as follows:

AYES:	Councilmembers Thomisser, Gilmartin, McKee and Mayor Pro Tem Barry
NAYS:	None

F. Consideration of Proclamation Proclaiming April 2 – 9, 2011 as Classics Week. Councilmember Gilmartin moved to approve Proclamation P-2011-01:

**TOWN OF WEDDINGTON
PROCLAMATION
CLASSICS WEEK
P-2011-01**

WHEREAS, the National Junior Classical League (NJCL) was founded in 1936 to encourage an interest in and an appreciation for the language, literature, and culture of the ancient Greeks and Romans; and

WHEREAS, JCL chapters are involved in the educational needs of its student members and are committed to a better future for their students and the community, through active participation in service and outreach projects; and

WHEREAS, JCL members believe that the Classics still hold great value to modern society and that the spreading of the Classics is vital to the continued appreciation and spreading of interest in the Classics; and

WHEREAS, Classics Week is held in commemoration of the traditional anniversary of the founding of ancient Rome (April 21st) and in celebration of the North Carolina Junior Classical League 60th annual state convention (April 8-9, 2011); and

WHEREAS, the Town of Weddington recognizes the relevance of Classical culture in the relation to its own history, the great interest that many residents hold for the Classics, and the countless benefits that studying Classics offer to everyone; and

NOW, THEREFORE, I, Nancy D. Anderson, do hereby recognize the week of April 2-9, 2011 as Classics Week in the Town of Weddington and I call this proclamation to the attention of all our citizens.

Adopted this 14th day of February, 2011.

All were in favor, with votes recorded as follows:

AYES:	Councilmembers Thomisser, Gilmartin, McKee and Mayor Pro Tem Barry
NAYS:	None

G. Call for a Public Hearing to Consider Rezoning of All B-1 and B-2 Parcels to B-1 (Conditional District) and B-2 (Conditional District) – Public Hearing to be Held March 14, 2011 at 7:00 p.m. at the Weddington Town Hall. The Town Council received the following memo from Town Planner Cook and a map of the area:

- In early to mid 2010 the Town Council approved text amendments that created B-1(CD) and B-2(CD) zoning districts. The purpose of these new zoning districts would be to allow any changes occurring at the existing B-1 and B-2 zoned properties to be reviewed under the Conditional Zoning (legislative) process rather than the Conditional Use Permit (quasi-judicial) process.
- The approved text amendments essentially changed B-1 and B-2 to B-1(CD) and B-2(CD). Changing B-1 and B-2 to B-1(CD) and B-2(CD) would then allow all modifications to existing uses to be legislative rather than quasi-judicial.
- Rezoning the existing B-1 and B-2 properties is the final step in this process.
- The Town of Weddington sent letters to all property owners impacted by these rezonings and did not get a reply from any of them.
- There is 23.87 acres of land under consideration for rezoning. The following parcels are included:
 - 06150057-Weddington Town Hall - 2.14 Acres
 - 06150053A-Dr. Pinsak's Office - 0.67 Acres
 - 06150053-Weddington Associates Building - 0.84 Acres
 - 06150056-Weddington Associates (Weddington Corners Shopping Center)- 10 Acres
 - 06150055-Gas Station/Convenience Store - 1.34 Acres
 - 06150050A-Citizens South Bank - 1 Acre
 - 06150059A-Treski Property - 7.88 Acres

Councilmember Gilmartin moved to call for a public hearing to consider rezoning all B-1 and B-2 parcels to B-1 (Conditional District) and B-2 (Conditional District). The public hearing is to be held March 14, 2011 at 7:00 p.m. at the Weddington Town Hall. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Gilmartin, McKee and Mayor Pro Tem Barry
NAYS: None

H. Consideration of Renewal of the Bromley Sales Office Trailer. The Town Council received the following memo from Town Planner Cook, a copy of the Application for the Temporary Placement of a Mobile Home, Construction Trailer or Temporary Building, and a Plot Plan of the Sales Office:

PDN, LLC requests an extension for a temporary sales office located on Lot 1 in the Bromley Subdivision. The address of Lot 1 is 1049 Bromley Drive, Weddington, NC 28104.

General Information

- A renewal for the temporary sales office is required per *Section 58-13 (4) of the Town of Weddington Zoning Ordinance*.
- The applicant is required to apply for a renewal every year (12 months).

- The first permit was approved by Town Staff in 2007 for a one year period. In December 2008 Town Staff gave a one year extension.
- Every extension after the initial two years must be approved by the Town Council.
- *Section 58-13 (4) of the Town of Weddington Zoning Ordinance* states that three or more lots must be remaining to grant the extension. The Bromley Subdivision currently has 101 lots remaining, therefore complying with the *Town of Weddington Zoning Ordinance*.

Staff has reviewed the application and submitted documents and finds the Sales Office Renewal Permit Application is in compliance with the *Town of Weddington Zoning Ordinance*.

Councilmember Gilmartin moved to approval the renewal of the Bromley Sales Office Trailer. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Gilmartin, McKee and Mayor Pro Tem Barry
NAYS: None

I. Consideration of Authorization to Advertise Unpaid 2010 Taxes that are Liens on Real Property.

The Town Council received the following information from Tax Collector Kim Woods:

In accordance with North Carolina General Statute 105.369(a), the following represents the total of unpaid 2010 taxes that are liens on real property to date: **\$52786.80.**

In accordance with General Statutes 105.369(a), I am hereby requesting authorization to advertise unpaid 2010 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 2010 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 14th day of February, 2011.

The Town Council also received the Unpaid Balance Report by Receipt Number.

Councilmember Gilmartin moved to authorize the advertisement of the 2010 unpaid taxes that are liens on real property. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Gilmartin, McKee and Mayor Pro Tem Barry
NAYS: None

Item No. 9. Consideration of Public Hearings.

A. Consideration of Ordinance Adopting Text Amendments to the Minor Subdivision Definition.

Councilmember Gilmartiin moved to approve Ordinance O-2011-01:

**AN ORDINANCE TO AMEND SECTION 46-9
OF THE CODE OF ORDINANCES
OF THE TOWN OF WEDDINGTON
O-2011-01**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTION 46-9 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 46-9. Definitions.

Subdivision, minor, means a subdivision where:

- (1) No public or private streets are proposed;
- (2) No rights-of-way are dedicated and no easements dedicated, except as provided in section 46-76; and
- (3) Three or fewer parcels result after the subdivision is completed, including any the subdivider owns, leases or holds any legal or equitable interest in and is adjacent to the property to be subdivided. For purposes of this section, property is deemed to be adjacent even if the property is separated by a street, easement or right-of-way.

Notwithstanding this provision, any subdivision that is classified as a conservation subdivision shall be considered a major subdivision and exempt from this provision. Additionally, the Procedure for Review of Minor Subdivisions may be used only once within any three year period on any property less than 1,500 feet from the original property boundaries. The Procedure for Review of Minor Subdivisions may be used by anyone who owned, had an option on, or any legal or beneficial interest in the original subdivision at the time the original subdivision received preliminary or final plat approval.

Adopted this 14th day of February, 2011.

All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Gilmartin, McKee and Mayor Pro Tem Barry
NAYS: None

B. Consideration of Ordinance Adopting Text Amendments to Add “Private Banquet, Reception and Conference Center” Uses as a Permitted Use in the MX Zoning District. This item was deferred until the March Town Council Meeting.

Item No. 10. Old Business.

A. Update and Discussion on 2011 Town Council Retreat – March 18 and 19, 2011. The Town Council received the following memo from Town Administrator/Clerk McCollum:

The retreat is scheduled for March 18 and 19, 2011 at the Firethorne Country Club. We usually begin with lunch on Friday at 12:00 and end the meeting part of the day by 6:00 p.m. We begin Saturday at 9:00 and usually go to 3:00 or 4:00 that day. I need the following questions answered by the Council to help me finalize plans for the retreat:

- Who from staff would the Council like in attendance for the Retreat?
- Who from the Town’s Boards and Committees would the Council like in attendance for the Retreat?
- There have been discussions of holding a social with the Union County Board of County Commissioners for dinner on Friday night. Last year, we had a drop-in social with Town

residents with light hors d'oeuvres being served. I need the Council's direction on what you would like to do so that the proper invitations and arrangements can be made.

- Al Sharp is unable to be the facilitator for the retreat. I have contacted COG and Bill Duston could be available on Saturday but not Friday. The cost for Bill to facilitate which includes attendance all day on Saturday as well as meeting with Town officials to discuss the retreat, how it would be conducted, topics for discussion, agenda, etc, would be approximately \$1,057, including the use of six member hours from the Town's FY 2010-11 allocation. Mr. Jim Prosser, who took Al Sharp's place at COG, can come on both days at a cost of \$2,500 for two days and \$1,500 for one day. Please let me know how to proceed with the facilitator.
- I need your agenda items by March 1 to allow time to prepare the necessary backup documentation.
- There is no charge to use Firethorne Country Club. The only charge is for our food. I believe that we have approximately \$2,500 in the budget for the retreat.

The following are agenda items that I have received so far:

- Town Hall Landscaping Plan
- Parks and Recreation Trust Fund (PARTF)
- Preparation of Agenda Items for Union County Board of County Commissioners Meeting
- LARTP Text Amendment Questions
- Technology for Council and Staff
- Annexation
- Providence VFD Presentation
- Greenspace and Urban Planning

Finance Officer Gaylord asked that review of a preliminary budget be added to the agenda. Council asked that NC House of Representative Craig Horn, Senator Tommy Tucker and the Union County Board of Commissioners be invited to the Meet and Greet Reception with the Weddington Town Council and citizens for Friday night.

Town Administrator/Clerk McCollum will research other facilitators for the retreat.

Item No. 11. New Business.

A. Consideration of Resolution Regarding Countywide Property Revaluation. The Town Council received a copy of the following Resolution:

**TOWN OF WEDDINGTON
RESOLUTION IN SUPPORT OF
2012 UNION COUNTY PROPERTY REVALUATION
R-2011-04**

WHEREAS, one of the primary goals of the Union County tax system is to ensure that each property owner pays his or her fair share for the services provided by the county; and

WHEREAS, accurate property valuations are an essential part of an equitable Union County tax system; and

WHEREAS, the industry standard used to measure the accuracy of county tax values relative to market values is the Coefficient of Dispersion; and

WHEREAS, the Union County Board of County Commissioners determines the level of property value accuracy that is suitable for the county; and

WHEREAS, county tax values are currently 82% accurate, which is less accurate than they were when the 2007 BOCC determined that a level of 85% accuracy was unacceptable and thus initiated a revaluation in 2008; and

WHEREAS, the 2008 revaluation resulted in a 65% increase in property tax values within the Town of Weddington while the residential tax base of Union County increased by 30% and;

WHEREAS, the Town of Weddington believes that its citizens understand and accept their responsibility of paying their fair share of the Union County tax burden; and

WHEREAS, the 2012 revaluation will accurately capture the most recent market values of Union County properties resulting in an improved level of fairness in the Union County tax system for all the citizens of Union County.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Weddington strongly recommends that Union County move forward with a property revaluation in 2012.

The Town Council also received the following:

- A copy of the City of Monroe's Resolution in Support of Postponing Countywide Property Revaluation
- A copy of several PowerPoint Presentations regarding Union County Real Property Revaluation by John C. Petoskey, Tax Administrator

Councilmember Thomisser - According to the last time that Union County did a revaluation, the Coefficient of Dispersion was around 14% and it is up to 18% now. The situation is worse now than it was in 2008. It makes sense to look at this to see what to do moving forward as 2012 is concerned. If someone that lives in Weddington wanted to sell their house today, they would not be able to get a market value that is equal to the tax valuation of 2008.

Mr. John Petoskey – There are a few terms that are a little mixed up on the Resolution. There is another measurement which is the Level of Assessment. There are two measures. The Coefficient of Dispersion measures uniformity. The Level of Assessment measures the relationship to the sales market. You really have to look at both of those to get a full picture. Our Coefficient of Dispersion is worse now than what it was before. But our Level of Assessment is not as bad as it was before. There was a change in the law since the last revaluation that puts in a trigger to when you should do a revaluation. It is based on the Level of Assessment and not the COD. It is at 85. If you are at 15% above or 15% below, you should do a revaluation and the State gives you three years from that point to do that. We have not reached that trigger yet. The COD is under 20 in a non-homogenous type of jurisdiction like we have here. You probably do not have to do a revaluation. The County Board has ordered a revaluation. Unless the new board rescinds that direction, we are on go for a revaluation. On the March 7th agenda, the new board has on their agenda to rescind that revaluation. The City of Monroe has endorsed rescinding. I know that you are looking into supporting going through with it. I did not take a position. It is a policy decision. I can advise you on the statistics that we have here. During the last revaluation we were under the market as opposed to now we are over. It is more in some jurisdictions than it is in others. In this particular jurisdiction, we are over more than some other Towns. It is also by type of home. The upper end homes are worst off in the marketplace than the average homes. The other thing that came into play last time was the utility value. The utilities are assessed by the State. Once the ratio of assessment drops 90%,

those utilities can appeal and we were sitting on that threshold back in 2008. We stood to lose \$300,000 in utility payments. That was enough to pay for the revaluation. I believe that also swung the board at that time. The market in 2008 was increasing at least 5% a year. We were approaching double digit inflation over a two year period. At that point revaluation made sense.

Councilmember McKee - When you were talking about the public service, could a delay affect that this time?

Mr. Petoskey – Not this time. We are over 90%. It is only when the ratio of assessment drops below on residential and other types of properties then the public service companies can argue and want a similar ratio and now that they are over they are not going to argue because it would cost them more. We are not in jeopardy of that situation.

Mayor Pro Tem Barry – What does it cost to do a revaluation?

Mr. Petoskey – We are estimating \$250,000 including appeals. That is estimating appeals at the same level we had last time.

Mayor Pro Tem Barry – I heard in Weddington, given the average home price is higher than the mean, we should anticipate if we go through the revaluation the valuations will be adjusted down possibly in double digits.

Mr. Petoskey – It is likely. I would say it probably would be double digit which means good news for the taxpayer and bad news for the jurisdiction. You have a loss of tax base and would have to do something with your tax rate. The biggest impact would be on the County rate. Someone could have a decrease in their assessments but have an increase in their taxes. That is a hard concept to get across to folks. There is a large amount of those in the middle category of homes from \$250,000 to \$600,000 that are going to be affected.

Councilmember Thomisser – If you did do the revaluation next year, would foreclosures be included in that revaluation?

Mr. Petoskey – Yes and no. We are prohibited from using the foreclosure price because it is not considered an arms length transaction. Foreclosures do factor into it because it drags the other prices of homes down. That is a concern I have. Those are most of the sales that we have right now is foreclosures. We have 70% less sales if we had to do a revaluation in 2012 than the previous revaluation. That concerns me because I do not have enough sales in every category, every location and every type of home. It makes it tougher on us. We have to make some assumptions. From strictly a mechanical standpoint – I would not mind having a little bit more time to get a few sales but is the market going to improve that much in the next year or two? We will have to resort to other methodology and go through a cost approach instead of a sales approach. I can give you an argument for doing it and not doing it.

Councilmember Thomisser moved to approve Resolution R-2011-04 and to authorize Mr. Petoskey to correct some of the language in the resolution.

Councilmember McKee - What is going to happen is if they do the revaluation and the overall county tax values are going to go down they are just going to adjust the rate to be revenue neutral. Whether they do this or not, it is a moot point - it would net out.

Councilmember Gilmartin - I would not support the motion because 85% of the property owners in Weddington would get a tax increase on a revaluation.

Mr. Walker Davidson – If we do a revaluation, it is my belief that Weddington would get some of the County tax burden off of it that was thrown on it in the 2008 revaluation. The Coefficient of Dispersion was at 85% last time and now it is at 82%. It is worse than it was last time. The only reason we use property values is to see who is going to pay their fair share of the taxes. We could never get it to 100%. We cannot be perfect. Right now it is worse than it was and more inequitable than it was in 2008 when they did the revaluation. You are saying that the revaluation was triggered last time because of the sales ratio. Sales ratio tells you what the whole place is worth. Coefficient of Dispersion tells what each person should pay as far as the fair share. In 2008 the tax rate went up 65% in Weddington because of the 2008 revaluation. The County residential went up 30%. The County Commissioners have not determined what is fair. In order to get more sales, you are going to have to lower prices which will increase the Coefficient of Dispersion. Monroe came in and gave a Resolution to the County. They basically are complaining what it would do to Monroe. Do you counter to represent your citizens at the County level and say it may help us? Last time we got hurt. The County Commissioners should look at what is fair because the decision that they make will hurt someone and help someone else.

Mayor Pro Tem Barry - Why do you want us to do it?

Mr. Davidson - From an equity standpoint - I am going to lose on this deal. The point is it would be nice if our County Commissioners would clarify what is equitable and create some type of standard. I do not know why the State uses the sales ratio. That has nothing to do with paying your fair share. The thing I did not like with the revaluation in 2008 with the Town of Weddington was that it went up 65% but the tax rate stayed the same. Expenses did not go up.

Ms. Barbara Harrison – When I walked around when I was campaigning, there were neighborhoods that were very angry that their neighborhood through the revaluation had to pay extra and other neighborhoods went down or remained neutral. At one point my neighborhood had all its houses over \$1 million. In 2010 we had 10 homes that were sold. Eight of them were foreclosures and most of them were for \$400,000. The people are paying taxes on a 1.2 million dollar house. They went and tried to get their taxes down and they were denied. That is what I do not understand. I do not know why people cannot go and fight their tax value if they paid \$400,000 for their home and they are being taxed on \$1.2 million.

Mr. Petoskey – The reason that we cannot is because the market is as of January 1, 2008. Any sales that have occurred since then we cannot take into consideration until we do the next revaluation. That is what Mr. Davidson is saying is do the revaluation so that we can get current with what has happened in the market. It works both ways. We are frozen in time as of 1/1/08.

The vote on the motion is as follows:

AYES:	Councilmembers Thomisser and Mayor Pro Tem Barry
NAYS:	Councilmembers Gilmartin and McKee

There was a tie vote; therefore the motion failed.

B. Consideration of Budget Amendment for Fiscal Year 2010-2011. Finance Officer Gaylord reviewed the following budget amendment with the Town Council:

**TOWN OF WEDDINGTON
PROPOSED AMENDED BUDGET**

FOR FY2010-2011

	Original	Proposed Amended	
Revenues			
Ad Valorem Tax	584,750	590,750	
State-Collected Revenues	552,500	594,250	A
Zoning and Subdivision Revenues	11,000	9,000	
Other Revenues	11,500	66,000	B
Total Revenues	1,159,750	1,260,000	
Appropriation from Fund Balance	63,500	55,000	
Total Revenues and Appropriation from Fund Balance	1,223,250	1,315,000	
Expenditures			
Administrative Expenditures	324,040	340,000	C
Planning & Zoning Expenditures	333,300	399,700	D
General Government Expenditures	565,910	575,300	E
Total Expenditures	1,223,250	1,315,000	

- A** Utility franchise tax revenue is greater than originally budgeted
B Revenue from Weddington Corners Shopping Center for driveway and for streetlights
C Additional funding for irrigation and landscaping in addition to funding for online tax inquiry
D Includes additional \$80k for downtown streetscaping contract offset somewhat by decrease in consulting budgets
E Additional donation to Weddstock

Councilmember McKee moved to approve the Budget Amendment. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Gilmartin, McKee and Mayor Pro Tem Barry
 NAYS: None

C. Report from Councilmember Werner Thomisser - CCOG Board of Delegates 2/9/11 Meeting.

The Town Council received a packet of information from the 2/9/11 CCOG Board of Delegates Meeting and Councilmember Thomisser reviewed the packet with the Council.

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

- Open Houses for the Carolina Thread Trail were held a couple weeks ago throughout Union County. Comments from those open houses will be used to determine proposed locations for the trails. Throughout March and April the Carolina Thread Trail Steering Committee and Consultants will be begin walking the proposed trail sites and locations to determine if the land is actually suitable for the proposed trails. For a map of the proposed trail locations and a survey please visit the following website: <http://www.carolinathreadtrail.org/index.php?id=116>

- NCDOT has completed the access road behind Town Hall and removed all of the berm along Weddington-Matthews Road. A landscaping plan for the access road has been approved and the applicant has agreed to the conditions of approval recommended by the Planning Board for the ground sign. The applicant has also agreed to install a light at the rear of the Shopping Center (behind the Vet Clinic) and one at the access road and Weddington-Matthews Road intersection. The landscaping and sign should be installed in the next 2-4 weeks.
- Landscaping on Providence Road and Weddington Road has commenced. This work is being performed by NCDOT.
- NCDOT has acquired the right-of-way needed to install turn lanes and a traffic signal at the intersection of Hemby Road/Beulah Church Road and Weddington-Matthews Road. Installation of the traffic signals has begun. The turn lanes and signal should be completed in early 2011.
- The Planning Board began to review the proposed LARTP (Local Area Regional Transportation Plan) Text Amendments at their January 24th meeting. The LARTP should soon be added to the CTP (Comprehensive Transportation Plan). The Planning Board decided that some of the Text Amendments should be discussed at the March Planning Retreat.
- Mayor Anderson, Councilman Thomisser and I met with Union County Agriculture-Horticultural Extension Agent Jeff Rieves last week regarding a livestock management plan and the miniature horse text. Jeff Rieves is currently working on proposed text and information (including links to NC State University's Best Management Practices) regarding livestock within subdivisions.
- Councilman McKee and Mike Carver of the Weddington Public Safety Committee and I met with Scott Cole and Pate Butler of NCDOT last week regarding the Antioch Church Road and Beulah Church Road intersection. This meeting was arranged after discussions about the safety of this intersection at the Public Safety Committee meetings. NCDOT plans to install stop signs along Beulah Church Road to make this intersection an all-way or four-way stop. NCDOT had previously determined that this was an unsafe intersection and needed to be improved. According to NCDOT, installing an all-way intersection typically reduces crashes up to 60%. The two new stop signs should be installed within 4-6 weeks. Information about all-way stop intersections and a diagram showing all accidents at this intersection from September 2005 to August 2010 is attached to this memo.

The Town Council also received a document discussing Frequently Asked Questions About All-way Stop Intersections.

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

The Town newsletter will be mailed out to residents this week.

The encroachment agreements have been submitted to NCDOT regarding the decorative lighting for the downtown area. We are waiting for their approval. Also Anthony Fox is preparing a document to be signed by the individuals allowing the Town to locate the Town monuments on their property. We are still working with property owners on getting their permission to allow the construction of the Town markers on their property. Purchase orders and contracts are finalized and will be sent out once DOT grants approval.

We will be having some computer cabling work done within the next few weeks here at the Town Hall.

Upcoming Dates

- February 28 – Planning Board Meeting
- February 28 – Parks and Recreation Advisory Board

Item No. 14. Public Safety Report.

A. Update on Fire Department Issue. The Town Council received the following update from Mr. Steve Cloutier, President of the Board of Directors for the Providence VFD:

The two Steering Committees met. We decided that there were three key issues:

1. The firefighters need to decide if they want the merger to take place.
2. The two boards need to decide if they want to merge.
3. The citizens of Wesley Chapel need to decide if they are willing to pay a little more.

The two Steering Committees will meet again in April.

B. Public Safety Reports.

Deputies

290 Calls

Providence VFD

Union Fire - 16 calls

Union EMS - 6 calls

Mecklenburg Fire - 2 Calls

Mecklenburg EMS - 1 call

Total – 25 Calls

Training Hours - 67.50 training hours

The Town Council also received the Income and Expense Budget Performance and Balance Sheet for the Providence VFD.

Wesley Chapel VFD

110 Calls

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

A. Finance Officer's Report. The Town Council received the Revenue and Expenditure Statement and Balance Sheet for 1/1/11 to 1/31/11.

B. Tax Collector's Report. Monthly Report – January 2011

Transactions	
Overpayments	\$(494.97)
Pay Interest and Penalties	\$(341.27)
Refunds	\$492.62
2010 Interest Charges	\$1,163.22
Releases	\$(149.07)
Adjust Under \$5.00	\$(32.31)
Taxes Collected:	
2010	\$(76,971.92)
2009	\$(1,392.98)
2008	\$(74.14)

As of January 31, 2011; the following taxes remain Outstanding:	
2002	\$82.07
2003	\$196.11
2004	\$159.59
2005	\$301.79
2006	\$195.09
2007	\$320.22
2008	\$4,379.98
2009	\$7,759.71
2010	\$53,713.82
Total Outstanding:	\$67,108.38

The Town Council also received the Unpaid Balance Report by Receipt Number.

Item No. 16. Transportation Report. Mayor Pro Tem Barry advised that there has been further movement on the Rea Road project.

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

Item No. 18. Closed Session. There was no Closed Session.

Item No. 19. Adjournment. Councilmember McKee moved to adjourn the February 14, 2011 Regular Town Council Meeting. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Gilmartin, McKee and Mayor Pro Tem Barry
NAYS: None

The meeting ended at 8:00 p.m.

Daniel Barry, Mayor Pro Tem

Amy S. McCollum, Town Clerk

Due to the absence of Mayor Anderson, Mayor Pro Tem Barry presided over the meeting. He was not aware that he voted while presiding over the meeting and did not vote during the meeting. He will be counted as voting in the affirmative on all matters due to his failure to vote.

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING
MONDAY, MARCH 7, 2011 - 4:00 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 March 7, 2011, at 4:00 p.m. with Mayor Nancy D. Anderson and Mayor Pro Tem Daniel Barry presiding.

Present: Mayor Nancy D. Anderson, Mayor Pro Tem Daniel Barry, Councilmembers Werner Thomisser, Robert Gilmartin and Jerry McKee, Town Attorney Anthony Fox, Town Planner Jordan Cook and Town Administrator/Clerk Amy S. McCollum

Absent: None

Visitors: Paisley Gordon, Joyce Helms, Richard Propst and Lib Propst

Item No. 1. Open the Meeting. Mayor Nancy D. Anderson called the March 7, 2011 Special Town Council Meeting to order at 4:04 p.m. There was a quorum.

Item No. 2. Consider Requesting Union County to Approve Sewer Capacity for Future Development Projects Within the Town of Weddington. Mayor Anderson asked to be recused from the discussion. She stated, "We were just talking about Rea Road before, but now we are talking about infrastructure for the sewer distribution in Union County and my family does have some property as do several other of the Councilmembers in the Mundy's Run Basin."

Councilmember Jerry McKee moved to recuse the Mayor from the discussion requesting Union County to approve sewer capacity for future development projects within the Town of Weddington. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Gilmartin, McKee and Mayor Pro Tem Barry
NAYS: None

Mayor Pro Tem Barry resided over the meeting and Mayor Anderson removed herself from the Council Chambers.

Councilmember McKee moved to adopt Resolution R-2011-05 in Support of Sewer Capacity Allocation for the Woods Subdivision.

Mayor Pro Tem Barry asked that the following changes be made in the Resolution:

**TOWN OF WEDDINGTON
RESOLUTION SUPPORTING
SEWER CAPACITY ALLOCATION
FOR THE WOODS SUBDIVISION
R-2011-05**

WHEREAS, the Woods Development Company owns approximately 265 acres situated along Providence Road and Weddington Road, within the Town of Weddington ("Weddington") and seeks to develop the property as a residential subdivision (the "Woods"); and

WHEREAS, the Woods includes certain property necessary for the Rea Road Extension which if donated to the Town would allow the State to expedite the construction of the Rea Road Extension as it will account for approximately two-thirds the length of the proposed Rea Road Extension; and

WHEREAS, the Woods desires sewer capacity within the Mundy's Run Creek basin for its development which will serve approximately 260 lots and to make the project viable; and

WHEREAS, the Woods has petitioned Union County for sewer allocation to its development and has indicated that it is willing to dedicate right of way for the Rea Road Extension subject to the allocation of sewer from the County; and

WHEREAS, subject to the approval of sewer allocation, the Woods has committed to build a sewer line that will accommodate commercial and other non-residential development and will serve the entire Mundy's Run Creek basin; and

WHEREAS, the Mecklenburg Union Metropolitan Planning Organization ("MUMPO") has approximately \$2.3 million currently allocated for the Rea Road Extension but, the Rea Road Extension must be included in the Transportation Improvement Plan ("TIP") to be adopted at MUMPO's March 16, 2011 meeting if the project is to be built in the near future; and

WHEREAS, NCDOT has indicated that the current TIP contains ~~enough~~ funding to build two of the planned four lanes of the Rea Road Extension but this does not include money for right of way acquisition; and

WHEREAS, the realignment of Highway 84 with the Rea Road Extension is one of the highest ranked projects on the Western Union County LARTP; and

WHEREAS, the approval of sewer allocation to the Woods is extremely time-sensitive, is very important for the region and, if the Woods request is not approved, may result in the forfeiture ~~loss~~ of \$2.3 million in state highway funding; and

WHEREAS, Weddington supports the County's allocation of sewer to the Woods development and believes that the approval of this request will achieve the following:

1. Expedite the re-location of Highway 84 (Rea Road Extension) by the dedication of right-of-way by the Woods subdivision;
2. Accommodate the construction of the Mundy's Run sewer line distribution system; and
3. Provide for sewer infrastructure that will accommodate non-residential development in Weddington; and

WHEREAS, the approval of sewer allocation for the Woods will provide substantial economic benefits to both Weddington and Union County through public infrastructure improvements being dedicated to Weddington; and

WHEREAS, the approval of sewer allocation to the Woods will promote greater non-residential development within Weddington, as Weddington is currently exploring mixed-use development opportunities within the Town; and

WHEREAS, the approval of this request also would improve traffic flow along Highway 84, Providence Road and western Union County and will improve overall safety for the traveling public; and

WHEREAS, Weddington's support of this request does not constitute a waiver by Weddington of any governmental approvals necessary for the Woods development in Weddington and Weddington's support of this request does not constitute a governmental approval by Weddington of the Woods development.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Weddington hereby supports the Woods request for sewer allocation and requests that Union County allocate to the Woods sewer capacity to support the expedited construction of the Rea Road Extension and to support residential, commercial and other non-residential development within Weddington and western Union County.

This resolution is adopted this the 7th day March, 2011.

Councilmember McKee requested that Mayor Pro Tem Barry emphasize to the Union County Board of County Commissioners when he presents the Resolution to them at their meeting tonight that this request is not only for the Rea Road Extension but for future economic development for Union County. He stated, "This is a bigger economic impact than just building a road that would help everybody in Union County and not just the Town of Weddington. If this goes through, it will make sewer available to the Town of Weddington and not just The Woods Development. Eighty percent of Weddington is on septic tanks but we are paying the same tax rate as everyone else in the county that has sewer. With this capacity expanded, the opportunity for the citizens of Weddington to connect to a sewer system is greatly enhanced."

Councilmember Werner Thomisser – This will provide a direct link from the Charlotte Douglas International Airport to the Monroe Airport. In Union County, 80% of tax revenues come from residential versus 20% coming from industrial/commercial. In Mecklenburg County, 60% of their tax revenue comes from residential and 40% comes from industrial/commercial; therefore, this will help create jobs and keep our taxes as low as possible."

Councilmember McKee accepted Mayor Pro Tem Barry's amendments. The vote on the motion is as follows:

AYES: Councilmembers Thomisser, McKee and Mayor Pro Tem Barry
NAYS: Councilmember Gilmartin

Item No. 3. Adjournment. Councilmember McKee moved to adjourn the March 7, 2011 Special Town Council Meeting. All were in favor, with votes recorded as follows:

AYES: Councilmembers Thomisser, Gilmartin, McKee and Mayor Pro Tem Barry
NAYS: None

The meeting ended at 4:14 p.m.

Daniel Barry, Mayor Pro Tem

Amy S. McCollum, Town Clerk

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Amy S. McCollum, Town Administrator/Clerk

DATE: March 7, 2011

SUBJECT: Gardens on Providence Subdivision

When the Gardens on Providence Subdivision was developed, the Town required that the developer stub Blickling Drive to the adjacent property for future connectivity. NCDOT recently took over the maintenance of the roads in Gardens on Providence with the exception of Blickling Drive. NCDOT has advised the developer that they will not take over Blickling Drive for maintenance until it is continued through to the adjacent property which it could be several years before the adjacent property is developed.

The Town is currently holding \$15,413.00 for maintenance of all roads in this subdivision. USI conducted a field inspection of Blickling Drive in the Gardens on Providence Subdivision on February 12, 2011 to verify the satisfactory completion of construction activities for the purpose of establishing the developer's maintenance bond for this street. Their inspection found that construction items were complete. Based upon 15% of the estimated amount of the roadway base and pavement, USI recommend that \$1,608.75 be set as the maintenance bond amount for this street.

The usual policy of the Town is not to make minor reductions with respect to letters of credit or bonds, but due to the fact that the Town requested that the road be stubbed and NCDOT denying acceptance of Blickling Drive, I request that the Town Council reduce the maintenance bond for Gardens on Providence from \$15,413.00 to \$1,608.75

Please let me know if you have any questions. Thank you.



US INFRASTRUCTURE OF CAROLINA, INC.
CONSULTING ENGINEERS

February 15, 2011

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

SUBJECT: Gardens on Providence Subdivision– Maintenance Bond for Blickling Drive
USI Project No. 080224-30

Dear Amy:

USI conducted a field inspection of Blickling Drive in the Gardens on Providence Subdivision on February 12, 2010 to verify the satisfactory completion of construction activities for the purpose of establishing the developer's maintenance bond for this street. Our inspection found that construction items are complete. Based upon 15% of the estimated amount of the roadway base and pavement, we recommend that \$1,608.75 be set as the maintenance bond amount for this street (see attached).

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

Sincerely,

US Infrastructure of Carolina, Inc.

Bonnie A. Fisher, P.E.
Project Manager

Attachment

GARDENS ON PROVIDENCE - BLICKLING DRIVE (STUBBED STREET)
 MAINTENANCE BOND
 February 14, 2011

Item No.	Item Description	Quantity and Unit		Unit Price	Amount
1	Road Base - ABC Stone	237	TN	\$25.00	\$5,925.00
2	Road Base - Asphalt Surface Course	60	TN	\$80.00	\$4,800.00

Total

\$10,725.00

15% Maintenance Bond

\$1,608.75

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Amy S. McCollum, Town Administrator/Clerk

DATE: March 7, 2011

SUBJECT: **Recommended Policy for Releasing Escrows and Bonds Covering Maintenance and Operation Costs for Open Space Areas within Conservation Subdivisions**

Section 58-58 (4) (i) (3) (iv) of the Town of Weddington's Code of Ordinances establishes the Standards for Developments located in a Conservation Subdivision. This ordinance states the following:

The property owner or other specified party as provided above, shall be required to escrow or bond sufficient funds for the maintenance and operation costs of the conservation lands for two years. The amount of such escrow or bond shall be equal to 1.5 times the biannual estimated maintenance and operational costs, and shall be in a form as provided in subsection 46-45(b).

Regrettably, the ordinance does not address when the Town may release that escrow back to the developer. It has been the policy of staff to release the escrow when the developer achieves the following:

- § Demonstrates that the maintenance and operation of the conservation lands are secured by an established and functioning Homeowners Association (HOA) established by enforceable Restrictive Covenants and Declarations; and
- § Shows that the Homeowners Association has funds equal to 1.5 times the biannual estimated maintenance and operational costs of the conservation lands for two years.

We believe that once the HOA is fully operational and accrues up to 1.5 times the 2 year annual operation costs of the conservation land, the need for the bond or letter of credit to be held by the Town is no longer needed. Therefore, we recommend that the Council approve this position as the official policy of the Town.

Please let me know if you have any questions.

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

MEMORANDUM

TO: Mayor and Town Council

FROM: Amy S. McCollum, Town Administrator/Clerk

DATE: March 7, 2011

SUBJECT: Lake Forest Preserve Subdivision

The Town is currently holding \$45,000 for the maintenance of the conservation/common open space within the Lake Forest Preserve Subdivision. The bond/letter of credit mechanism insured that there was adequate funding for maintenance of the areas in the absence of a solvent homeowners association. Now, the Lake Forest Preserve Homeowners Association is fully operational and funded and the common open space/conservation land and amenity area have been deeded over to the association.

The Town has a copy of their Maintenance Plan and Maintenance Agreement for the subdivision. The annual maintenance budget for the Lake Forest Preserve Subdivision is \$15,000. The Lake Forest Preserve Homeowners Association's attached Income Statement and Balance Sheet shows that the association has the necessary funds for the maintenance of the conservation/common open space. Therefore, I am requesting that the Town Council release the conservation bond/ letter of credit for the Lake Forest Preserve Subdivision in the amount of \$45,000.

Please let me know if you have any questions.



Income Statement - Operating Lake Forest Preserve Homeowners Association, Inc.

01/31/2011

Date: 2/10/2011

Time: 12:00 am

Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4000-00 Regular Assessments	\$70,080.00	\$82,944.00	(\$12,864.00)	\$70,080.00	\$82,944.00	(\$12,864.00)	\$82,944.00
4009-00 Capitalization Fees	750.00	1,190.00	(440.00)	750.00	1,190.00	(440.00)	14,250.00
4011-00 Developer Contribution	-	-	-	-	-	-	57,593.00
Total Income	\$70,830.00	\$84,134.00	(\$13,304.00)	\$70,830.00	\$84,134.00	(\$13,304.00)	\$154,787.00
Other Fees							
4310-00 Late Fees	380.00	-	380.00	380.00	-	380.00	-
Total Other Fees	\$380.00	\$-	\$380.00	\$380.00	\$-	\$380.00	\$-
Interest							
4110-00 Interest Earned	13.73	-	13.73	13.73	-	13.73	-
Total Interest	\$13.73	\$-	\$13.73	\$13.73	\$-	\$13.73	\$-
Total OPERATING INCOME	\$71,223.73	\$84,134.00	(\$12,910.27)	\$71,223.73	\$84,134.00	(\$12,910.27)	\$154,787.00
OPERATING EXPENSE							
Administrative							
5010-00 Management Fees	550.00	550.00	-	550.00	550.00	-	6,600.00
5020-00 Accounting Fees	-	-	-	-	-	-	685.00
5030-00 Legal Fees - General	-	85.00	85.00	-	85.00	85.00	800.00
5040-00 Clubhouse Rental Mgmt.	100.00	-	(100.00)	100.00	-	(100.00)	-
5120-00 Postage	34.46	48.00	13.54	34.46	48.00	13.54	333.00
5130-00 Printing	22.44	31.00	8.56	22.44	31.00	8.56	350.00
5200-00 Insurance - General	321.66	362.00	40.34	321.66	362.00	40.34	4,300.00
5500-00 Office Supplies	17.12	20.00	2.88	17.12	20.00	2.88	20.00
Total Administrative	\$1,045.68	\$1,096.00	\$50.32	\$1,045.68	\$1,096.00	\$50.32	\$13,088.00
Communications							
5360-00 Website	250.00	250.00	-	250.00	250.00	-	250.00
Total Communications	\$250.00	\$250.00	\$-	\$250.00	\$250.00	\$0.00	\$250.00
Pool							
6010-00 Pool Contract	-	-	-	-	-	-	20,330.00
Total Pool	\$-	\$-	\$-	\$-	\$-	\$0.00	\$20,330.00
Clubhouse							
6135-00 Clubhouse Cleaning	-	43.00	43.00	-	43.00	43.00	450.00
Total Clubhouse	\$-	\$43.00	\$43.00	\$-	\$43.00	\$43.00	\$450.00
Utilities							
6330-00 Electric	1,830.11	1,625.00	(205.11)	1,830.11	1,625.00	(205.11)	19,500.00
6340-00 Gas	422.05	162.00	(260.05)	422.05	162.00	(260.05)	1,900.00
6350-00 Water	1,709.02	1,975.00	265.98	1,709.02	1,975.00	265.98	23,700.00
6360-00 Telephone	114.14	115.00	0.86	114.14	115.00	0.86	1,380.00
Total Utilities	\$4,075.32	\$3,877.00	(\$198.32)	\$4,075.32	\$3,877.00	(\$198.32)	\$46,480.00
Landscape							
7000-00 Landscape - Contract	5,634.50	2,817.00	(2,817.50)	5,634.50	2,817.00	(2,817.50)	33,804.00
7010-00 Landscape - Other	735.00	500.00	(235.00)	735.00	500.00	(235.00)	6,000.00
7015-00 Pine Straw	-	-	-	-	-	-	12,735.00
7020-00 Seasonal Flowers	-	-	-	-	-	-	17,000.00
7110-00 Irrigation Maintenance	-	125.00	125.00	-	125.00	125.00	1,500.00
Total Landscape	\$6,369.50	\$3,442.00	(\$2,927.50)	\$6,369.50	\$3,442.00	(\$2,927.50)	\$71,039.00
Maintenance							
8099-00 General Maintenance	918.00	285.00	(633.00)	918.00	285.00	(633.00)	3,400.00
Total Maintenance	\$918.00	\$285.00	(\$633.00)	\$918.00	\$285.00	(\$633.00)	\$3,400.00
Total OPERATING EXPENSE	\$12,658.50	\$8,993.00	(\$3,665.50)	\$12,658.50	\$8,993.00	(\$3,665.50)	\$155,037.00
Net Income:	\$58,565.23	\$75,141.00	(\$16,575.77)	\$58,565.23	\$75,141.00	(\$16,575.77)	(\$250.00)

**Balance Sheet - Operating**

Lake Forest Preserve Homeowners Association, Inc.

End Date: 1/31/11

Date: 2/11/2011

Time: 10:00 am

Page: 1

Assets

Accounts Receivable

00-1900-00 Accounts Receivable

\$19,938.63

Total Accounts Receivable:

\$19,938.63

Cash

10-1010-00 Cash - Operating

28,912.52

10-1021-00 Cash - Reserve

29,396.02

Total Cash:

\$58,308.54

Total Assets:

\$78,247.17

Liabilities & Equity

Liabilities

20-4002-00 Prepaid Assessments

60.00

Total Liabilities:

\$60.00

Equity

30-3900-00 Retained Earnings

19,621.94

Total Equity:

\$19,621.94

Net Income Gain / Loss

58,565.23

\$58,565.23

Total Liabilities & Equity:

\$78,247.17

Section 58-4 Zoning

Lake means any inland body of water that in its natural state has a surface area of two acres or greater, and any body of water artificially formed or increased that has a surface area of two acres or more.

LARTP (Local Area Regional Transportation Plan) means the plan developed in collaboration with and adopted by the Village of Marvin, the Town of Waxhaw, the Town of Weddington, and the Village of Wesley Chapel. The provisions of the plan are intended to ensure: (a) an integrated system of roads that provides safe and efficient traffic circulation; (b) the efficient movement of through traffic by providing an interconnected system of roads; (c) uncomplicated road layouts so that emergency service personnel, public service personnel and visitors can find their way to and from destinations; and (d) controlled access to thoroughfares.

Library means a municipal facility in which literary, musical, artistic, or referenced materials (such as books, manuscripts, recordings, or films) are kept primarily for on-site use or off-site loan.

Section 58-4 Zoning

Major thoroughfare means a thoroughfare as designated by the Mecklenburg-Union Metropolitan Planning Organization (MUMPO) Thoroughfare Plan or Local Area Regional Transportation Plan (LARTP) and adopted by the town, as amended from time to time.

Minor thoroughfare means a thoroughfare as designated by the Mecklenburg-Union Metropolitan Planning Organization (MUMPO) Thoroughfare Plan or Local Area Regional Transportation Plan (LARTP) and adopted by the town, as amended from time to time.

Section 46-9 Subdivisions

Lake means any inland body of water that, in its natural state, has a surface area of two acres or greater, and any body of water artificially formed or increased that has a surface area of two acres or more.

LARTP (Local Area Regional Transportation Plan) means the plan developed in collaboration with and adopted by the Village of Marvin, the Town of Waxhaw, the Town of Weddington, and the Village of Wesley Chapel. The provisions of the plan are intended to ensure: (a) an integrated system of roads that provides safe and efficient traffic circulation; (b) the efficient movement of through traffic by providing an interconnected system of roads; (c) uncomplicated road layouts so that emergency service personnel, public service personnel and visitors can find their way to and from destinations; and (d) controlled access to thoroughfares.

Lot means a parcel or tract of land or a contiguous combination of several parcels of land in single ownership, and of sufficient area and dimension to comply with all minimum requirements for the uses permitted in the zoning district in which such lot is located.

Section 46-9 Subdivisions

Thoroughfare, major, means a major thoroughfare as designated by the Mecklenburg-Union Thoroughfare Plan or Local Area Transportation Plan (LARTP) and adopted by the town, as amended from time to time. The term "major thoroughfare" includes any other routes as designated by the town.

Thoroughfare, minor, means a minor thoroughfare as designated by the Mecklenburg-Union Thoroughfare Plan or Local Area Transportation Plan (LARTP) and adopted by the town, as amended from time to time. The term "minor thoroughfare" includes any other routes as designated by the town.

Section 58-52, 53, 54 and 58 (R-80, R-60, R-40 and RCD)

(1) Permitted uses.

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

Section 58-52, 53, 54 and 58 (R-80, R-60, R-40 and RCD)

(3) *Yard regulations.*

a. *Minimum lot area.*

1. Single-family dwellings: 80,000 square feet, except five acres on an easement lot not located within a conservation easement, provided; however, that an easement lot may be a minimum of 80,000 square feet when created within a conservation easement of at least 25 acres that is dedicated to a conservation organization.
2. Cemeteries and essential services, class III: Five acres.
3. Churches: Three acres.
4. Public and private schools: Ten acres.
5. Horse farm or academy: Five acres.
6. Agricultural uses: A minimum of 80,000 (R-80), 60,000 (R-60), or 40,000 (R-40) square feet, provided; however, that a minimum of five acres shall be required for any agricultural use containing one or more livestock animals having a mature adult weight of 250 pounds or greater. Notwithstanding this requirement, lots whose agricultural use consists exclusively of one horse or one or ~~two~~three miniature horses shall be required to have a minimum of 40,000 square feet of contiguous fenced land area designed to accommodate the horse. Such lots containing two horses, ~~three or four~~six miniature horses, or one horse and up to ~~two~~three miniature horses shall be required to have a minimum of 80,000 square feet of contiguous fenced land area designed to accommodate the two horses. A maximum of two horses, ~~four~~six miniature horses, or one horse and ~~two~~three miniature horses may be kept on less than five acres. Any lot containing more than this number must be a minimum of five acres and shall be considered a Horse Farm or Academy.

Section 58-4 Definitions

Agricultural uses means the production, keeping or maintenance, for sale, lease or personal use, of plants and animals useful to man, including, but not limited to, forages and sod crops, dairy animals and dairy products, poultry and poultry products, livestock, including beef cattle, sheep, swine, horses, miniature horses, ponies, mules, or goats or any mutations or hybrids thereof, including the breeding and grazing of any or all such animals, bees and apiary products, fur animals, trees and forest products, fruits of all kinds, including grapes, nuts and berries, vegetables, nursery, floral and ornamental products, or lands devoted to a soil conservation or forestry management program. The term "agricultural use" does not include a horse farm or academy, as herein defined, or the keeping of any nondomesticated animals. As used herein, the term "nondomesticated animals" shall mean any animal not generally associated with the practice of animal husbandry and which are a threat to humans or are commonly perceived to be a threat to humans. Examples of such animals include great cats, wolves and bears.

Horse farm or academy means a site of five or more acres where three or more horses are housed, bred, boarded, trained, or sold.

Miniature Horse means a small horse not to exceed 38 inches in height and a weight of 350 pounds as an adult. For purposes of this section, ~~two~~three miniature horses shall be deemed equal to one horse.

Livestock Management Plan Ordinance

The Livestock Management Plan is a strategy that will assist in fulfilling the Town's goal of maintaining its small town rural character. It is specifically designed to regulate how livestock will be maintained within residential subdivisions. It does not apply to livestock maintained on bona fide farms or properties over five acres. The NC Cooperative Extension is the lead agency and is recognized as the Town's authority on these matters.

The purpose of this plan is to:

1. Protect the rights of property owners who own livestock.
2. Protect the rights of the neighboring property owners.
3. Ensure the health and welfare of the animals.
4. Recognize that with proper planning and implementation a sound management plan is beneficial to the environment.

An individualized, site specific plan, that incorporates best management agricultural practices (BMP) will be developed by the NC County Extension Agent and will be monitored by the Zoning Administrator of the Town of Weddington. The plan must comply with Sections 58-52, 58-53, 58-54 and 58-58 of the Town of Weddington Zoning Ordinance.

All residents housing livestock in a residential subdivision must have a livestock management plan in place within six months of the effective date of this ordinance. A copy will be kept on file in the zoning office. The plan must be updated when the number or type of livestock changes, and as deemed appropriate by the NC County Extension Agent.

The following items must be addressed in the plan, but more may be added at the sole discretion of the NC County Extension Agent.

1. Livestock: Type of livestock being kept on the property (species and size of animals).
2. Fencing: Fencing is appropriate for type of livestock being housed.
3. Food: Bedding and food are stored appropriately to minimize rodent and fly infestation.
4. Manure Management: Manure is composted and disposed of in accordance with best management practices for sustainable agriculture. Location of compost piles minimize nuisance to the neighbors and should comply with the minimum separation distances commonly recommended by the NC County Extension Agent.
5. Odor Control: Best management practices are being employed to minimize odor.
6. Environmental concerns: Minimize possibility of erosion and run-off contamination into private wells, streams, other bodies of water, and adjacent property.

**AN ORDINANCE TO AMEND SECTIONS 58-4, 58-60, 58-152 AND 58-175
OF THE CODE OF ORDINANCES
OF THE TOWN OF WEDDINGTON
O-2011-02**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTIONS 58-4, 58-60, 58-152 AND 58-175 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 58-4. Definitions.

Banquet and Reception Centers are uses and structures that are designed for groups of people to gather for social functions or events, including, but not limited to weddings and wedding receptions and other gatherings. This definition does not apply to churches.

Conference Centers are facilities designed to accommodate corporate meetings, training, retreats, exhibition space, and other uses of a similar nature.

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

(1) *Permitted uses.*

- o. Banquet and Reception Centers, and Conference Centers provided the lot is at least 5 acres. However, nothing shall prohibit one or more of these uses from being combined on a single 5 acre lot. These uses shall not produce levels of noise or electronically amplified sound that is audible at levels greater than 60 DB beyond the boundary of the property on which the facility is located. Further, no noise or electronically amplified sound shall be audible beyond the property boundary between the hours of 10 p.m. and 9 a.m.

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

- (d) Signs on-premises of banquet, reception, and conference centers are regulated as follows:

(1)	Types of signs permitted:	Identification.
(2)	Permitted number of signs:	One per street front.
(3)	Maximum area of signs:	20 square feet.
(4)	Permitted location:	Behind required setback.

Items (d) and (e) become (e) and (f).

Sec. 58-175. Off-street parking.

Banquet, Reception, and Conference Center	1 per employee during the shift of greatest employment plus 1 space for every 2 guests based on the maximum number of guests the facility can accommodate. At a minimum, each use shall have parking to accommodate at least 30 vehicles.
--	--

Adopted this 14th day of March, 2011.

Nancy D. Anderson, Mayor

Attest:

Amy S. McCollum, Town Clerk

TOWN OF WEDDINGTON
ORDINANCE REGULATING THE OPEN BURNING OF YARD WASTE IN THE
CORPORATE TOWN LIMITS
O-2011-03

WHEREAS, the Town Council of the Town of Weddington deems it to be in the best interest to protect the health, safety and welfare of the citizens of Weddington from fire hazards, it is necessary to regulate open burning in the Town.

THEREFORE, BE IT ORDAINED by the Weddington Town Council as follows:

Section 1. Definitions. The following words when used in this ordinance shall have the meanings ascribed to them in this section:

- A. "Open burning" means the burning of yard waste in such a manner that the products of combustion resulting from the burning are emitted directly into the atmosphere without passing through a chimney, or a permitted air pollution control device.
- B. "Yard waste" means any grass, weeds, leaves, tree trimmings, plants, shrubbery pruning, and such other similar materials which are generated in the maintenance of yards and gardens.
- C. "Recreational burning" means camp fires and fires used solely for outdoor cooking and other recreational purposes, or for ceremonial occasions, or for human warmth and comfort and which do not create a nuisance and do not use synthetic materials or refuse or salvageable materials for fuel.

Section 2. Open Burning Regulations:

- A. A person shall not kindle or maintain or authorize to be kindled or maintained any open burning unless conducted in accordance with North Carolina General Statutes 113-60.21 through 113-60.31 and 15A NCAC 2D .1901.
- B. Open burning must be constantly attended by an adult (age 18 or older) until after the fire is extinguished.
- C. This adult must have on-site fire extinguishing equipment such as dirt, water barrel, garden hose or water truck that is available for immediate use.
- D. Fires that are intended to clear undergrowth by running along the ground are prohibited, except when conducted under a directive from a state or federal government agency, such as the Forestry Service.
- E. Open burning is prohibited on High Ozone days when levels are in the Orange, Red or Purple Zone according to the North Carolina Division of Air Quality.
- F. Open burning shall only be allowed at least 50 feet from any occupied dwelling.
- G. Recreational burning will have no time limit as long as the burning is not creating a nuisance or hazard.

Section 3. Exceptions

Training fires set for the purpose of instruction and training of firefighters in the methods of firefighting are exempt from this ordinance.

Section 4. Penalties and Remedies

- A. Civil penalties. Any law enforcement officer with territorial jurisdiction or code enforcement officer may issue a warning citation for a first offense of this ordinance. Any law enforcement officer with territorial jurisdiction or code enforcement officer may issue a civil citation for any subsequent violations of this ordinance, subjecting the violator to a civil penalty of \$50.00 for the second offense, \$100.00 for the third offense and \$150.00 for all subsequent offenses. If a person/corporation fails to pay the citation within ten days of issuance, the Town may seek to recover the penalty by filing a civil action in the nature of a debt.
- B. The Town may seek to enforce this ordinance through any appropriate equitable action.
- C. Each day that a violation continues after the offender has been notified of the violation shall constitute a separate offense.
- D. The Town may seek to enforce this ordinance by using any one or a combination of the foregoing remedies.
- E. The issuance of a citation or the collection of penalties by the Town does not relieve any individual from liabilities that may result from a violation of this ordinance.

Section 5. Effective Date This Ordinance shall be effective upon adoption.

Adopted this 14th day of March, 2011.

Nancy D. Anderson, Mayor

Attest:

Amy S. McCollum, Town Clerk

TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING
2011 BOARD RETREAT
March 18, 2011 - 12:00 p.m.
March 19, 2011 - 9:00 a.m.
Firethorne Country Club
1108 Firethorne Club Drive
Marvin, NC 28173
AGENDA

Friday, March 18, 2011

12:00 p.m. – Lunch

Item No. 1. 12:30 – 1:00 p.m. – Update from Public Safety Advisory Committee – Chairman Walker Davidson

Item No. 2. 1:00 p.m. to 2:00 p.m. - Citizens Emergency Response Team (CERT) and Union County Emergency Operations Plan

Item No. 3. 2:00 p.m. – 2:30 p.m. - Update from Parks and Recreation Advisory Board – Chairman Stephanie Belcher

Item No. 4. 2:30 p.m. – 3:00 p.m. – Update from Historic Preservation Commission – Chairman Janice Propst

Item No. 5. 3:00 p.m. – 4:00 p.m. – Water and Sewer Discussions – Mr. Edward Goscicki, Union County Public Works Director

Item No. 6. 4:00 p.m. – 5:00 p.m. – Presentation by the Providence Volunteer Fire Department – Mr. Jack Parks

Item No. 7. 5:00 p.m. to 5:30 p.m. – Update from Downtown Development Committee – Chairman Scott Buzzard

Item No. 8. 6:00 p.m. to 8:00 p.m. – Meet and Greet Reception with Weddington Residents, Weddington Town Council and Union County Board of County Commissioners, State Senator Tommy Tucker and Representative Craig Horn

Saturday, March 19, 2011 - Bill Duston Facilitating

Item No. 9. Parks and Recreation Trust Fund (PARTF) for 2012

Item No. 10. Development of Town Hall Landscaping Plan

Item No. 11. LARTP Text Amendment Questions

Item No. 12. Land Use Plan Revisions

Item No. 13. Greenspace and Urban Planning

- Item No. 14. Transportation
- Item No. 15. Preliminary Budget Review
- Item No. 16. Library and Yearly Operating Cost Contribution
- Item No. 17. Establishing Key Objectives for 2011-2012 and Map Out a Strategy to Accomplish These Objectives
- Item No. 18. Rank and Discuss Town Financial Future Priorities
- Item No. 19. Preparation of Agenda Items for Union County Board of County Commissioners Meeting
- Item No. 20. Technology for Council and Staff

The arrangement and order of agenda items may change throughout the retreat due to length of presentations.

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Anthony Fox, Town Attorney

DATE: March 7, 2011

SUBJECT: **Redistricting Requirements Following a Federal Census/ *Attorney- Client Privileged Communication***

Several council members have inquired about the need for Weddington to evaluate its voting districts in light of the recent federal census. In a previous memo, I referred to the language in GS 160A-23.1(a) which suggests that redistricting was required. It seems that despite the language of the statute, redistricting by Weddington will not be required. Bob Joyce of the Institute of Government has explained why redistricting by Weddington is not required. He states that:

“Jurisdictions that use regular electoral redistricts (as opposed to residency districts) must redraw their districts if the new census numbers show that the populations of their districts have become sufficiently imbalanced. The courts have been clear that when such districts become sufficiently imbalanced, there is a one-person-one-vote equal protection constitutional violation. So GS 160A-23.1(a) says that those jurisdictions must evaluate their districts, looking at the imbalance, “to determine whether it would be lawful to hold the next election without revising districts to correct population imbalances.” If the imbalance is small enough, the answer is Yes, it would be lawful (because very small imbalances do not trigger a one-person-one-vote equal protection constitutional violation). In that case, the jurisdiction does not have to redistrict. If the imbalance is great enough, however, the answer is No, it would not be lawful (because of the one-person-one-vote equal protection constitutional violation), so they would have to redraw the lines

Jurisdictions that use residency districts, however, do not have to redraw their districts even if the new numbers show imbalance. That is because the US Supreme Court has made clear that even if residency districts become imbalanced, there is no one-person-one-vote equal protection violation. Now, GS 160A-23.1(a), in the very same way, says that residency district jurisdictions must also evaluate their districts, looking at the imbalance, “to determine whether it would be lawful to hold the next election without revising districts to correct population imbalances.” The answer to that question will always be Yes, it would be lawful (because the Supreme Court has said that imbalances in residency districts do not create a one-person-one-vote equal protection violation). Since the answer to that

question is always Yes, jurisdictions that use residency districts can stop right there and are not required to redistrict.”

I agree with Bob’s position. Please let me know if you have any questions.

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

MEMORANDUM

TO: Mayor and Town Council

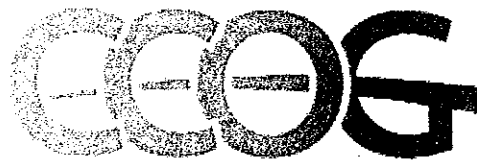
FROM: Amy S. McCollum, Town Administrator/Clerk

DATE: March 8, 2011

SUBJECT: Weddington Easter Egg Hunt

At its meeting on February 28, 2011, the Parks and Recreation Advisory Board expressed the desire to plan a Weddington Easter Egg Hunt/Celebration to be held on Saturday, April 9, 2011 at the Weddington Town Hall. The event would be held from 2:00 p.m. to 4:00 p.m. and the rain date would be Sunday, April 10, 2011. The Board requested a budget not to exceed \$500.00 for the event which would include the purchase of plastic eggs, candy, prizes, snacks and the rental of a bunny suit. The event would mostly occur in the back of the Town Hall and if the Town Council approves the request, the appropriate Press Release, Flyer and contact to the schools and local businesses will be made. Finance Officer Gaylord has advised that money is available in the Events and Publications Budget for this event.

Please let me know if you have any questions. Thank you.



Centralina Council of Governments

March 3, 2011

Amy S. McCollum, Town Administrator/Clerk
Town of Weddington
1924 Weddington Road
Weddington, NC 28104

Dear Amy:

Per our recent discussion, I am submitting this proposal for serving as the facilitator to the Town Board's upcoming retreat on March 19, 2011 at the Firethorne Country Club. Services that I will provide include:

1. Meeting with Town staff prior to the retreat to determine issues of importance to the Town and reviewing the retreat agenda;
2. Developing and presenting a set of "ground rules" for the retreat; and,
3. Facilitating the retreat and leading staff and Town Board members into discussion.

The cost of these services is \$679 plus the use of one (1) block of membership hours (i.e., three hours) from the Town's FY 2010-11 allocation. Work on this project can begin once the service contract that is attached is signed and returned to Centralina. I look forward to working with the Town on this project. Feel free to contact me if you have any questions.

Thank you for considering Centralina for this project. Feel free to contact me at (704) 372-2416 or bduston@centralina.org if you would like to discuss any matter further. Thank you.

Sincerely,

Bill Duston
Planning Director

Attachments

cc: Jim Prosser, Executive Director
Tonya Frye, Finance Director

SERVICE AGREEMENT MEMORANDUM

Upon the request of the undersigned local government [Town of Weddington], the Centralina Council of Governments (Centralina) agrees to perform the services described in the attached "Scope of Service." The estimated cost of these services to be paid by the local government is \$679 plus 3 member hours from FY 10-11 allocation for the project: Town Board Facilitation.

It is agreed that notwithstanding any estimates given, the local government will be expected to pay the actual costs incurred by Centralina in providing the services. As required by Centralina's Charter, the local government will be billed approximately bi-weekly for actual costs during the preceding work period. If, during the course of this work, it appears that the services needed to complete this project are likely to exceed the estimated costs, Centralina will notify the local government's project manager prior to performing services in excess of the budgeted amount. The local government may then choose to approve the additional cost or reduce the scope of work.

If the actual costs are less than those estimated, Centralina will bill the local government only for actual costs incurred. Actual costs of the project shall be determined using: (a) the hourly rates for the employees working on the project, (b) Centralina's standard indirect cost rate, and (c) any specialized project costs required and previously agreed upon by Centralina and the local government.

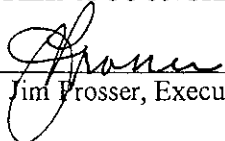
It is estimated that from the notification to proceed, it will take 1 month(s) to perform these services. Services will be completed by March 2011.

This proposal to perform the "Scope of Services" is valid for a period of sixty (60) days from this 3rd day of March, 2011.

If you wish Centralina to proceed with this work, please have an authorized official acknowledge acceptance of this proposal and forward the same to us. Upon receipt by Centralina of this Agreement properly executed, it shall become the contract between the parties and the "Notice to Proceed" with the work.

CENTRALINA COUNCIL OF GOVERNMENTS:

Proposal # TPM11603P

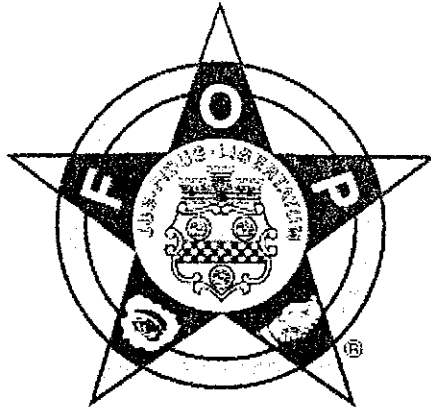
By: 
Jim Prosser, Executive Director

PROPOSAL PREPARED BY: Bill Duston (Centralina Staff)

Accepted, this _____ day of _____ 20 ____.

LOCAL GOVERNMENTAL UNIT: Town of Weddington

By: _____
Signature of Authorized Official of Local Government



Fraternal Order of Police
Monroe-Union Lodge #19
1103 Memory Lane
Monroe, NC 28112
March 1, 2011

Town of Weddington
1924 Weddington Road
Weddington, NC 28104

The Shine For Blue Law Enforcement Memorial will be dedicated during Police Week the end of May 2011. We are finalizing the ordering of the bricks to surround the Memorial and leading up to the Memorial. You were not able to participate with a donation when we first proposed it to your town/village. If you would like to donate at this time as the time draws to a close, send your donation to the below address and a brick will be added in your town/village's name. If you cannot donate at this time you may purchase a brick at \$50 each. The brick would say, "Town of Weddington". Our deadline for receiving the order with the money is March 31st.

Please send your donation or an order enclosing a check to:
Margaret Derenge, Pres
FOP Lodge #19
1103 Memory Lane
Monroe, NC 28112

Thanking you in advance for your participation in this very important endeavor.

Sincerely,

Margaret Derenge, President

Shine for Blue

Monroe-Union Law Enforcement Memorial - Monroe, NC

**FOP Lodge #19
1103 Memory Lane
Monroe, NC 28112**

The order forms to purchase a brick for the surround sidewalk and the sidewalks leading up to the Monroe-Union County Law Enforcement Memorial are available.

The bricks are \$50 each with two (2 or 3) lines of fourteen (14) characters. Availability is limited, so get your order in quickly.

Line

1 _____
2 _____
3 _____

The Enforcement Memorial has been ordered and will be in place for Police Memorial Week. We will do one more brick drive, you may order bricks until March 31, 2011.

Order may be mailed to: or:

**FOP Lodge#19
1829 Dickerson Blvd.
Box 317
Monroe, NC 28110**

**FOP Lodge #19
1103 Memory Lane
Monroe, NC 28112**



TOWN OF WEDDINGTON MEMORANDUM

DATE: 3/14/2011
TO: NANCY ANDERSON, MAYOR
TOWN COUNCIL
CC: AMY MCCOLLUM, TOWN CLERK
FROM: JORDAN COOK, ZONING ADMINISTRATOR/PLANNER
RE: UPDATE FROM PLANNING/ZONING OFFICE

- Open Houses for the Carolina Thread Trail were held a couple weeks ago throughout Union County. Comments from those open houses were used to determine proposed locations for the trails. The selected route does not pass through Weddington but does border the Town in Wesley Chapel and Waxhaw.

For a map of the proposed trail locations please visit the following website:
<http://www.carolinathreadtrail.org/index.php?id=152>

- NCDOT has completed the access road behind Town Hall and removed all of the berm along Weddington-Matthews Road.

Landscaping for the access road has commenced and the applicant has agreed to the conditions of approval recommended by the Planning Board for the ground sign. The applicant has also agreed to install a light at the rear of the Shopping Center (behind the Vet Clinic) and one at the access road and Weddington-Matthews Road intersection. The sign should be installed the week of March 14th.

- NCDOT has acquired the right-of-way needed to install turn lanes and a traffic signal at the intersection of Hemby Road/Beulah Church Road and Weddington-Matthews Road.

Installation of the traffic signals has begun. The turn lanes and signal should be completed in early 2011.

- The Planning Board began to review the proposed LARTP (Local Area Regional Transportation Plan) Text Amendments at their January 24th meeting. The LARTP should soon be added to the CTP (Comprehensive Transportation Plan). The Planning Board decided that some of the Text Amendments should be discussed at the March Planning Retreat.
- The Public Hearing for the proposed Livestock Management Plan Ordinance will be held at the Town Council meeting on April 11th.
- The Planning Board is currently working on text to combine ground signs and freestanding signs into one sign (Freestanding Ground Sign) due to the confusion over the similarities of each sign.



TOWN OF WEDDINGTON MEMORANDUM

DATE: 3/10/11
TO: MAYOR AND TOWN COUNCIL
FROM: AMY S. MCCOLLUM, TOWN ADMINISTRATOR/CLERK
RE: UPDATE

Mr. Buzz Bizzell has met with all of the vendors relative to the Streetscape project for the Town and has reviewed the scope of work with them. Boswell Electric is locating the utility lines and will be on site within the next two weeks. Ornamental has begun fabrication of the aluminum poles, etc. Mr. Bizzell will be developing examples of banners for the Town to consider. We are still working with property owners on getting their permission to allow the construction of the Town markers on their property.

Please let me know by March 24 if you are interested in attending the NCLM Regional Legislative Update Meeting on Thursday, April 7 in Kannapolis. Discussions on key state and federal legislative matters such as the State Budget, Annexation, Water Resources, Infrastructure Needs, Transportation, Broadband, ABC Systems, and the Local Government Retirement System will occur. The meeting will be held from 4 p.m. to 6 p.m.

Please let me know if you would like to attend Town Hall Day on May 4, 2011 in Raleigh from 8:30 a.m. to 7:00 p.m.

The Weddington Town Council is holding a Meet and Greet Reception for Weddington Residents on March 18 from 6:00 p.m. to 8:00 p.m. at the Firethorne Country Club, 1108 Firethorne Club Drive, Marvin, NC 28173. The Reception is being held in conjunction with the 2011 Weddington Town Council Retreat. The Town Council has invited as their guests Senator Tommy Tucker, NC House of Representative Craig Horn and the Union County Board of Commissioners.

Depending on Council action, the Parks and Recreation Advisory Board is sponsoring a Weddington Easter Egg Hunt on April 9 from 2 p.m. to 4 p.m. to be held at the Town Hall. The rain date will be April 10.

The Parks and Recreation Advisory Board is also sponsoring a Litter Sweep for the Town on April 30. More details to follow.

Parks and Recreation is working on scheduling meetings with the local churches, schools, businesses and clubs to talk about the Board's Goals and Objectives and to open the lines of communication for upcoming Town events.

Upcoming Dates

- March 18 and 19 – Town Council Retreat
- March 28 – Planning Board Meeting
- April 9 – Possible Weddington Easter Egg Hunt
- April 22 – Town Hall Closed for Good Friday
- April 30 – Litter Sweep
- May 4 – Town Hall Day

Providence VFD – February Report

Fire Calls: 21 Calls

EMS Calls: 10

86 Training Hours

Providence Volunteer Fire Department

Income & Expense Budget Performance

February 2011

	Feb 11	Budget	\$ Over Budget	Jul '10 - Feb 11	YTD Budget	\$ Over Budget
Ordinary Income/Expense						
Income						
AFG Grant	0.00	0.00	0.00	0.00	0.00	0.00
DHS Grant	0.00			38,000.00		
Weddington Grant	0.00	0.00	0.00	0.00	0.00	0.00
110 - Subsidies						
111 - Mecklenburg Cty	7,291.67	7,291.67	0.00	58,333.36	58,333.32	0.04
112 - Union County	1,800.00	1,800.00	0.00	21,624.64	14,400.00	7,224.64
114 - Town of Weddington - Day Staff	0.00			180,000.00	135,000.00	45,000.00
115 - Town of Weddington - Night Staf	0.00			36,300.00	20,531.25	15,768.75
116 - Town of Weddington - Other	0.00	0.00	0.00	0.00	6,693.75	-6,693.75
Total 110 - Subsidies	9,091.67	9,091.67	0.00	296,258.00	234,958.32	61,299.68
120 - Dues & Fees						
121 - Union County Fire Fees	13,689.30	4,981.08	8,708.22	92,858.97	39,848.68	53,010.29
Total 120 - Dues & Fees	13,689.30	4,981.08	8,708.22	92,858.97	39,848.68	53,010.29
130 - Vol Donations						
131 - Memorials	0.00			0.00		
134 - Other	150.00	0.00	150.00	2,294.00	0.00	2,294.00
130 - Vol Donations - Other	0.00	0.00	0.00	0.00	0.00	0.00
Total 130 - Vol Donations	150.00	0.00	150.00	2,294.00	0.00	2,294.00
140 - Other Income						
142 - Fire Fighters' Relief Fund	0.00			5,055.75	0.00	5,055.75
143 - Fuel Tax Refund	0.00			510.77	1,000.00	-489.23
144 - Sales Tax Refund	0.00	1,500.00	-1,500.00	10,800.57	3,000.00	7,800.57
145 - Interest	1.24	0.00	1.24	938.06	6,000.00	-5,061.94
147 - Medic-EMS Reimbursement	1,027.50	1,000.00	27.50	8,178.06	8,000.00	178.06
148 - Firemen Relief Interest	2.13	0.00	2.13	20.95	0.00	20.95
155 - Christmas Fundraising Income	0.00	0.00	0.00	5,590.00	0.00	5,590.00
Total 140 - Other Income	1,030.87	2,500.00	-1,469.13	31,094.16	18,000.00	13,094.16
150 - Uncategorized Income						
151 - Sale of Assets	0.00			150.00		
152 - Annexation	0.00			0.00	0.00	0.00
Total Income	23,961.84	16,572.75	7,389.09	461,019.87	292,807.00	168,212.87
Expense						
200 - Administration						
209 - Annual Dinner/Award	0.00			5,367.60	6,000.00	-632.40
210 - Fire Chief Discretionary	151.57	167.00	-15.43	888.76	1,332.00	-443.24
211 - Bank Charges & Credit Card Fees	0.00	21.00	-21.00	99.96	168.00	-68.04
212 - Prof Fees	300.00	335.00	-35.00	3,125.00	2,680.00	445.00
213 - Computer Upgrades	0.00			0.00	3,750.00	-3,750.00
214 - Off Supplies	0.00	208.00	-208.00	942.80	1,664.00	-721.20
215 - Printing/Newsletter	0.00			91.82	1,500.00	-1,408.18
216 - Postage	42.24	40.00	2.24	232.46	340.00	-107.54
217 - Dues, Subscriptions, & Internet	67.00	41.66	25.34	946.65	333.34	613.31
218 - Fire Fighters' Association	0.00			90.00	375.00	-285.00
219 - Miscellaneous	477.56	416.67	60.89	1,604.88	3,333.36	-1,728.48
200 - Administration - Other	0.00			-70.00		

Providence Volunteer Fire Department

Income & Expense Budget Performance

February 2011

	Feb 11	Budget	\$ Over Budget	Jul '10 - Feb 11	YTD Budget	\$ Over Budget
Total 200 - Administration	1,038.37	1,229.33	-190.96	13,319.93	21,475.70	-8,155.77
220 - Insurance						
223 - Vol. Fire Fighters' Workers Com	0.00			4,762.00	2,500.00	2,262.00
224 - Commercial Package	0.00			17,260.00	18,000.00	-740.00
Total 220 - Insurance	0.00			22,022.00	20,500.00	1,522.00
225 - Drug Testing/Physical Exams	0.00	500.00	-500.00	2,405.00	3,000.00	-595.00
230 - Taxes						
231 - Sales Taxes						
232 - Meck CO.	14.53	125.00	-110.47	1,165.11	1,000.00	165.11
233 - Union County	91.77	33.33	58.44	1,040.27	266.68	773.59
238 - NC Sales & Use Qualifying Food	0.00	0.00	0.00	1.63	0.00	1.63
239 - Electricity & Telecommunication	14.91	0.00	14.91	156.57	0.00	156.57
Total 231 - Sales Taxes	121.21	158.33	-37.12	2,363.58	1,266.68	1,096.90
236 - Property Tax	0.00			82.75	100.00	-17.25
237 - Freight	0.00	0.00	0.00	51.24	0.00	51.24
230 - Taxes - Other	0.00			0.00		
Total 230 - Taxes	121.21	158.33	-37.12	2,497.57	1,366.68	1,130.89
240 - Interest Expense						
242 - Bank of America Tanker Loan	486.13	495.83	-9.70	3,889.04	3,966.68	-77.64
243 - 2006 KME Truck Loan	0.00	1,129.17	-1,129.17	0.00	9,033.36	-9,033.36
240 - Interest Expense - Other	0.00			0.00		
Total 240 - Interest Expense	486.13	1,625.00	-1,138.87	3,889.04	13,000.04	-9,111.00
250 - Principal Payments (Long Term)						
252 - Bank of America Tanker Loan	1,656.09	1,666.67	-10.58	13,248.72	13,333.36	-84.64
253 - 2006 KME Truck Loan	0.00	1,958.33	-1,958.33	23,287.31	15,666.68	7,620.63
Total 250 - Principal Payments (Long Term)	1,656.09	3,625.00	-1,968.91	36,536.03	29,000.04	7,535.99
300 - Build Maintenance						
310 - Cleaning	125.00	125.00	0.00	250.00	375.00	-125.00
320 - Landscaping & Lawn Care	541.00	145.00	396.00	1,826.00	1,635.00	191.00
330 - Trash and Landfill	0.00	0.00	0.00	331.91	375.00	-43.09
340 - Pest Control	0.00			228.00	500.00	-272.00
350 - Maintenance Supplies	73.11	333.33	-260.22	2,206.66	2,666.68	-460.02
351 - Furniture	0.00			586.98	1,500.00	-913.02
360 - Repairs	134.07	583.33	-449.26	8,282.70	4,666.68	3,616.02
300 - Build Maintenance - Other	0.00			0.00		
Total 300 - Build Maintenance	873.18	1,186.66	-313.48	13,712.25	11,718.36	1,993.89
400 - Utilities						
410 - Electric	497.13	750.00	-252.87	5,220.89	6,000.00	-779.11
420 - Natural Gas	645.58	500.00	145.58	1,153.17	2,950.00	-1,796.83
430 - Telephone	409.55	541.67	-132.12	3,009.43	4,333.36	-1,323.93
440 - Water	0.00	45.00	-45.00	222.94	340.00	-117.06
Total 400 - Utilities	1,552.26	1,836.67	-284.41	9,606.43	13,623.36	-4,016.93
500 - Fire Fighters' Equip/Training						
510 - Clothing						

Providence Volunteer Fire Department

Income & Expense Budget Performance

February 2011

	Feb 11	Budget	\$ Over Budget	Jul '10 - Feb 11	YTD Budget	\$ Over Budget
512 · Dress Uniforms	42.00	290.00	-248.00	377.58	2,330.00	-1,952.42
513 · Clothing - Other	0.00	0.00	0.00	0.00	0.00	0.00
Total 510 · Clothing	42.00	290.00	-248.00	377.58	2,330.00	-1,952.42
520 · Equipment						
521 · Radios\ Pagers - New	0.00	250.00	-250.00	235.00	2,000.00	-1,765.00
522 · Radios\ Pagers - Maintenance	0.00	83.33	-83.33	25.00	666.68	-641.68
523 · Equipment - New	0.00	750.00	-750.00	1,093.94	6,000.00	-4,906.06
524 · Equipment - Maintenance	214.00	416.67	-202.67	1,567.65	3,333.36	-1,765.71
525 · Firefighting Supplies	0.00	208.33	-208.33	184.97	1,666.68	-1,481.71
527 · SCBA Compressor	0.00			40,000.00		
Total 520 · Equipment	214.00	1,708.33	-1,494.33	43,106.56	13,666.72	29,439.84
526 · PPE (Personal Protective Equip)	0.00	2,083.33	-2,083.33	8,605.32	16,666.68	-8,061.36
530 · Medical						
531 · Equipment	0.00	0.00	0.00	0.00	0.00	0.00
532 · Supplies	9.86	436.92	-427.06	168.66	3,495.36	-3,326.70
533 · Waste	83.54	41.67	41.87	1,014.68	333.36	681.32
Total 530 · Medical	93.40	478.59	-385.19	1,183.34	3,828.72	-2,645.38
540 · Training						
541 · Seminars	0.00	291.67	-291.67	1,199.67	2,333.36	-1,133.69
542 · Books	0.00	297.83	-297.83	0.00	2,382.68	-2,382.68
543 · PR Literature	0.00	125.00	-125.00	126.40	1,000.00	-873.60
544 · Other	0.00	395.83	-395.83	0.00	3,166.68	-3,166.68
Total 540 · Training	0.00	1,110.33	-1,110.33	1,326.07	8,882.72	-7,556.65
Total 500 · Fire Fighters' Equip/Training	349.40	5,670.58	-5,321.18	54,598.87	45,374.84	9,224.03
600 · Fire Engines						
620 · '99 Southern Coach Eng #322	0.00	1,000.00	-1,000.00	3,306.72	8,000.00	-4,693.28
640 · '03 Red Diamond #324	910.86	250.00	660.86	6,410.78	2,000.00	4,410.78
650 · '02 Ford Quesco Brush #326	0.00	166.67	-166.67	676.23	1,333.36	-657.13
660 · '95 Intern\Hackney Squad #32	0.00	416.67	-416.67	1,094.09	3,333.36	-2,239.27
680 · '06 KME Pumper #321	1,409.27	830.00	579.27	14,554.72	6,680.00	7,874.72
681 · Diesel Fuel	998.09	1,000.00	-1.91	5,806.56	8,000.00	-2,193.44
682 · Gasoline	0.00	16.67	-16.67	0.00	133.36	-133.36
683 · Cleaning Supplies	0.00	41.67	-41.67	642.06	333.36	308.70
684 · Miscellaneous Parts	0.00	83.33	-83.33	487.81	666.68	-178.87
685 · Fire Engines - Other	558.00	500.00	58.00	558.00	4,000.00	-3,442.00
600 · Fire Engines - Other	0.00			0.00	0.00	0.00
Total 600 · Fire Engines	3,876.22	4,305.01	-428.79	33,536.97	34,480.12	-943.15
800 · Firefighters Payroll						
801 · Payroll - Day Shift	17,342.00	15,000.00	2,342.00	140,384.01	120,000.00	20,384.01
802 · Payroll - Night Shift	1,680.00	2,281.25	-601.25	15,907.50	18,250.00	-2,342.50
807 · Payroll Expenses - Training	0.00	747.92	-747.92	1,800.00	5,983.34	-4,183.34
808 · Payroll Expenses						
FICA	1,455.14	1,250.00	205.14	11,956.33	10,000.00	1,956.33
FUTA	0.00	0.00	0.00	0.00	0.00	0.00
SUTA	296.77	416.66	-119.89	2,392.01	3,333.36	-941.35
808 · Payroll Expenses - Other	64.75	0.00	64.75	527.65	0.00	527.65

Providence Volunteer Fire Department

Income & Expense Budget Performance

February 2011

	Feb 11	Budget	\$ Over Budget	Jul '10 - Feb 11	YTD Budget	\$ Over Budget
Total 808 - Payroll Expenses	<u>1,816.66</u>	<u>1,666.66</u>	<u>150.00</u>	<u>14,875.99</u>	<u>13,333.36</u>	<u>1,542.63</u>
Total 800 - Firefighters Payroll	20,838.66	19,695.83	1,142.83	172,967.50	157,566.70	15,400.80
850 - Christmas Fundraising Expense	0.00			4,270.00	0.00	4,270.00
Total Expense	<u>30,791.52</u>	<u>39,832.41</u>	<u>-9,040.89</u>	<u>369,361.59</u>	<u>351,105.84</u>	<u>18,255.75</u>
Net Ordinary Income	-6,829.68	-23,259.66	16,429.98	91,658.28	-58,298.84	149,957.12
Other Income/Expense						
Other Income						
Fixed Asset-Air Compressor	0.00			40,000.00		
Fixed Asset-Air Pack	0.00			0.00		
Gain/Loss on Sale of Property	0.00			0.00		
Total Other Income	<u>0.00</u>			<u>40,000.00</u>		
Net Other Income	<u>0.00</u>			<u>40,000.00</u>		
Net Income	<u><u>-6,829.68</u></u>	<u><u>-23,259.66</u></u>	<u><u>16,429.98</u></u>	<u><u>131,658.28</u></u>	<u><u>-58,298.84</u></u>	<u><u>189,957.12</u></u>

Providence Volunteer Fire Department

Income & Expense Budget Performance

February 2011

	Annual Budget
Ordinary Income/Expense	
Income	
AFG Grant	0.00
DHS Grant	
Weddington Grant	0.00
110 · Subsidies	
111 · Mecklenburg Cty	87,500.00
112 · Union County	21,600.00
114 · Town of Weddington - Day Staff	180,000.00
115 · Town of Weddington - Night Staf	27,375.00
116 · Town of Weddington - Other	8,925.00
Total 110 · Subsidies	325,400.00
120 · Dues & Fees	
121 · Union County Fire Fees	59,773.00
Total 120 · Dues & Fees	59,773.00
130 · Vol Donations	
131 · Memorials	500.00
134 · Other	5,000.00
130 · Vol Donations - Other	0.00
Total 130 · Vol Donations	5,500.00
140 · Other 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	6,000.00
147 · Medic-EMS Reimbursement	12,000.00
148 · Firemen Relief Interest	0.00
155 · Christmas Fundraising Income	0.00
Total 140 · Other Income	27,000.00
150 · Uncategorized Income	
151 · Sale of Assets	
152 · Annexation	0.00
Total Income	417,673.00
Expense	
200 · Administration	
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	5,000.00
214 · Off Supplies	2,500.00
215 · Printing/Newsletter	2,000.00
216 · Postage	500.00
217 · Dues, Subscriptions, & Internet	500.00
218 · Fire Fighters' Association	500.00
219 · Miscellaneous	5,000.00
200 · Administration - Other	

Providence Volunteer Fire Department

Income & Expense Budget Performance

February 2011

	Annual Budget
Total 200 · Administration	28,250.00
220 · Insurance	
223 · Vol. Fire Fighters' Workers Com	5,000.00
224 · Commercial Package	18,000.00
Total 220 · Insurance	23,000.00
225 · Drug Testing/Physical Exams	5,000.00
230 · Taxes	
231 · Sales Taxes	
232 · Meck CO.	1,500.00
233 · Union County	400.00
238 · NC Sales & Use Qualifying Food	0.00
239 · Electricity & Telecommunication	0.00
Total 231 · Sales Taxes	1,900.00
236 · Property Tax	100.00
237 · Freight	0.00
230 · Taxes - Other	0.00
Total 230 · Taxes	2,000.00
240 · Interest Expense	
242 · Bank of America Tanker Loan	5,950.00
243 · 2006 KME Truck Loan	13,550.00
240 · Interest Expense - Other	0.00
Total 240 · Interest Expense	19,500.00
250 · Principal Payments (Long Term)	
252 · Bank of America Tanker Loan	20,000.00
253 · 2006 KME Truck Loan	23,500.00
Total 250 · Principal Payments (Long Term)	43,500.00
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	4,000.00
351 · Furniture	2,000.00
360 · Repairs	7,000.00
300 · Build Maintenance - Other	0.00
Total 300 · Build Maintenance	17,000.00
400 · Utilities	
410 · Electric	9,000.00
420 · Natural Gas	3,500.00
430 · Telephone	6,500.00
440 · Water	500.00
Total 400 · Utilities	19,500.00
500 · Fire Fighters' Equip/Training	
510 · Clothing	

Providence Volunteer Fire Department

Income & Expense Budget Performance

February 2011

	Annual Budget
512 · Dress Uniforms	3,500.00
513 · Clothing - Other	3,500.00
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	2,500.00
527 · SCBA Compressor	
Total 520 · Equipment	20,500.00
 526 · PPE (Personal Protective Equip)	25,000.00
530 · Medical	
531 · Equipment	0.00
532 · Supplies	5,243.00
533 · Waste	500.00
Total 530 · Medical	5,743.00
 540 · Training	
541 · Seminars	3,500.00
542 · Books	3,574.00
543 · PR Literature	1,500.00
544 · Other	4,750.00
Total 540 · Training	13,324.00
 Total 500 · Fire Fighters' Equip/Training	71,567.00
 600 · Fire Engines	
620 · '99 Southern Coach Eng #322	12,000.00
640 · '03 Red Diamond #324	3,000.00
650 · '02 Ford Quesco Brush #326	2,000.00
660 · '95 Intern\Hackney Squad #32	5,000.00
680 · '06 KME Pumper #321	10,000.00
681 · Diesel Fuel	12,000.00
682 · Gasoline	200.00
683 · Cleaning Supplies	500.00
684 · Miscellaneous Parts	1,000.00
685 · Fire Engines - Other	6,000.00
600 · Fire Engines - Other	0.00
Total 600 · Fire Engines	51,700.00
 800 · Firefighters Payroll	
801 · Payroll - Day Shift	180,000.00
802 · Payroll - Night Shift	27,375.00
807 · Payroll Expenses - Training	8,975.00
808 · Payroll Expenses	
FICA	15,000.00
FUTA	0.00
SUTA	5,000.00
808 · Payroll Expenses - Other	0.00

3:06 PM
03/08/11
Cash Basis

Providence Volunteer Fire Department
Income & Expense Budget Performance
February 2011

	<u>Annual Budget</u>
Total 808 - Payroll Expenses	<u>20,000.00</u>
Total 800 - Firefighters Payroll	236,350.00
850 - Christmas Fundraising Expense	<u>0.00</u>
Total Expense	<u>517,367.00</u>
Net Ordinary Income	-99,694.00
Other Income/Expense	
Other Income	
Fixed Asset-Air Compressor	
Fixed Asset-Air Pack	0.00
Gain/Loss on Sale of Property	<u>0.00</u>
Total Other Income	<u>0.00</u>
Net Other Income	<u>0.00</u>
Net Income	<u><u>-99,694.00</u></u>

Providence Volunteer Fire Department

Balance Sheet

As of February 28, 2011

	<u>Feb 28, 11</u>
ASSETS	
Current Assets	
Checking/Savings	
CD - BBT - 0108/0094	174,429.87
CD - Bldg - Fifth Third - 2314	109,630.89
CD - Truck - FirstCharter -2306	109,630.89
Checking Accounts	
BB&T Checking-5119	99,300.98
BOA Bus Economy - 8095	4,281.81
BOA Payroll-7449	19,334.73
Total Checking Accounts	<u>122,917.52</u>
Firemen Relief-BOA-8254	34,543.23
Total Checking/Savings	<u>551,152.40</u>
Total Current Assets	551,152.40
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	2,448.00
Groban Electric Generator	5,000.00
Ladder Truck Building	32,452.08
Total Fixed Assets	<u>158,711.28</u>
Other Assets	
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	-914,663.00
Total Other Assets	<u>550,838.63</u>
TOTAL ASSETS	<u><u>1,260,702.31</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2100 - Payroll Liabilities	5,038.31
Total Other Current Liabilities	<u>5,038.31</u>
Total Current Liabilities	5,038.31
Long Term Liabilities	
Bank Of America Tanker Loan	70,203.50
Total Long Term Liabilities	<u>70,203.50</u>
Total Liabilities	75,241.81
Equity	
3900 - Retained Earnings	1,053,802.22
Net Income	131,658.28
Total Equity	<u><u>1,185,460.50</u></u>

3:04 PM
03/08/11
Cash Basis

Providence Volunteer Fire Department

Balance Sheet

As of February 28, 2011

	<u>Feb 28, 11</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,260,702.31</u></u>

Weddington

2/2011

UCR Code	Description	Date of Report	Incident ID	
13B				
13B	SIMPLE ASSAULT	2/3/11	201100835	
13B	ASSAULT ON FEMALE	2/14/11	201101081	
			Total:	2
220				
220	BREAKING/ENTERING-FELONY	2/8/11	201100940	
220	BREAKING/ENTERING-FELONY	2/19/11	201101228	
220	BREAKING/ENTERING-MISD	2/21/11	201101248	
			Total:	3
23F				
23F	BEL / THEFT FROM MOTOR VEHICLE	2/17/11	201101166	
23F	SHOPLIFTING - CONCEALING MERCHANDISE	2/28/11	201101451	
			Total:	2
23H				
23H	LARCENY-MISDEMEANOR	2/3/11	201100828	Unfounded
23H	LARCENY-FELONY	2/17/11	201101183	
23H	LARCENY OF DOG/LIVESTOCK	2/18/11	201101191	
			Total:	3
26A				
26A	FRAUD-CREDIT CARD	2/3/11	201100828	Unfounded
26A	OBTAINING PROPERTY BY FALSE PRETENSES	2/16/11	201101147	
			Total:	2
290				
290	INJURY TO REAL PROPERTY	2/22/11	201101303	
			Total:	1
35A				
35A	MANUFACTURING SCHED II	2/4/11	201100842	
35A	POSSESS SCHED VI	2/13/11	201101055	
			Total:	2
35B				
35B	POSSESS DRUG PARAPHERNALIA	2/4/11	201100842	
35B	POSSESS DRUG PARAPHERNALIA	2/13/11	201101055	
			Total:	2
999				
999	OVERDOSE	2/15/11	201101120	
			Total:	1
99Y				
99Y	SOLICIT CHILD BY COMPUTER	2/11/11	201101026	

Weddington

2/2011

UCR Code	Description	Date of Report	Incident ID
Total:			1

Monthly Crime Total

19



Union County Sheriff's Office

Events By Nature

For the Month of: February 2011

Date of Report

3/2/2011

9:34:32AM

<u>Event Type</u>	<u>Total</u>
911 HANG UP	21
911 MISDIAL	3
911 SILENT OPEN LINE	2
ACCIDENT EMD	3
ACCIDENT PD COUNTY NO EMD	15
ALARMS EPD	32
ALARMS LAW	1
ANIMAL COMP SERVICE CALL LAW	3
ANIMAL LOST STRAY UNWNTD LAW	1
ASSIST EMS OR FIRE	1
ATTEMPT TO LOCATE	1
BARKING DOG	1
BOLO	13
BURGLARY COMMERCIAL BUSINESS	1
BURGLARY EPD	3
BURGLARY HOME OTHER NONBUSINESS	1
BUSINESS CHECK	50
CALL BY PHONE	14
CARDIAC RESPIRTY ARREST EMD	2
COM SERVICE PROGRAM	2
DANGEROUS ANIMAL EPD	3
DISTURB NUISANCE SML GRP EPD	4
DISTURBANCE OR NUISANCE	4
DOMESTIC DISTURB VIOLENCE EPD	3
DOMESTIC DISTURBANCE	2
DRUG ACTIVITY IN PROGRESS	1
DRUG POSSESSION SCHEDULE	1
DRUG USE POSS OR SALE EPD	1

<u>Event Type</u>	<u>Total</u>
ESCORT	5
FOLLOW UP INVESTIGATION	7
FOOT PATROL	2
FRAUD DECEPTION FORGERY	1
FUNERAL ESCORT	1
GENERAL ASSIST FOR OTHERS	1
HARASSMENT STALKING THREATS	1
ILLEGAL DUMPING LITTERING	3
INVESTIGATION	11
LARCENY THEFT	1
LIVE STOCK ON HIGHWAY	1
LOST OR FOUND PROPERTY	1
LOST STRAY UNWANTED ANIMAL EPD	1
MEET REQUEST NO REFERENCE GIVN	4
MISCELLANEOUS CALL LAW	1
MOTORIST ASSIST	3
NC DOT MISCELLANEOUS	2
NOISE COMPLAINT	1
NON URGENT REQUEST EPD	1
PAST HARASS STALK THREAT EPD	2
PAST PD VANDLSM MISCHIEF EPD	2
PAST THEFT EPD	5
PD VANDALISM SML GRP EPD	1
PREVENTATIVE PATROL	53
PUBLIC WORKS CALL	1
RADAR PATROL INCLUDING TRAINIG	2
REPOSESSION OF PROPERTY	1
RESIDENTIAL CHECK	2
SERVE CIVIL PAPER	1
SERVE DOMESTIC VIOL ORDER	1
SERVE EVICTION NOTICE	1
SERVE WARRANT	5

<u>Event Type</u>	<u>Total</u>
STALKING HARASSMENT EPD	1
STRUCTURE FIRE EFD	1
SUBPOENA CIVIL PAPER	1
SUPPLEMENTAL REPORT EPD	1
SUSP CIRCUMSTANCES EPD	2
SUSP WANTED VEHICLE EPD	9
SUSPICIOUS PERSON EPD	9
SUSPICIOUS VEHICLE	4
THEFT LARCENY EPD	2
TRAFFIC HAZARD	2
TRAFFIC STOP	17
TRAFFIC VIOLATION COMPLAINT	2
TRESPASS UNWANTED EPD	1
UNCONSCIOUS FAINTING ECHO	1
UNK LIFE STATUS QUESTIONABLE	1
WELL BEING CHECK	1

Total Calls for Month: 369

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: March 8, 2011

SUBJECT: Monthly Report – February 2011

Transactions	
Overpayments	\$(333.60)
Pay Interest & Penalties	\$(64.08)
Refunds	\$368.22
Releases	\$(120.18)
Adjust Under 5.00	\$(16.51)
Taxes Collected:	
2010	\$(3088.30)
2009	\$(213.95)
As of February 28, 2011; the following taxes remain Outstanding:	
2002	\$82.07
2003	\$196.11
2004	\$159.59
2005	\$291.65
2006	\$184.18
2007	\$313.71
2008	\$4362.25
2009	\$7521.23
2010	\$50529.19
Total Outstanding:	\$63639.98

TOWN OF WEDDINGTON REVENUE & EXPENDITURE STATEMENT

FY 2010-2011

	02/01/2011 TO 02/28/2011			
	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET</u>
REVENUE:				
10-3101-110 AD VALOREM TAX - CURRENT	3,404.59	515,904.06	552,000.00	93
10-3102-110 AD VALOREM TAX - 1ST PRIOR Y	196.64	4,062.60	5,000.00	81
10-3103-110 AD VALOREM TAX - NEXT 8 YRS	0.00	1,418.29	1,500.00	95
10-3110-121 AD VALOREM TAX - MOTOR VEH	2,466.17	18,522.23	30,500.00	61
10-3115-180 TAX INTEREST	59.65	599.93	1,750.00	34
10-3231-220 LOCAL OPTION SALES TAX REV -	10,439.31	64,110.85	123,000.00	52
10-3322-220 BEER & WINE TAX	0.00	0.00	16,250.00	0
10-3324-220 UTILITY FRANCHISE TAX	0.00	234,153.92	455,000.00	51
10-3340-400 ZONING & PERMIT FEES	350.00	7,085.00	9,000.00	79
10-3350-400 SUBDIVISION FEES	0.00	150.00	0.00	0
10-3830-891 MISCELLANEOUS REVENUES	350.00	50,899.00	55,000.00	93
10-3831-491 INVESTMENT INCOME	0.00	2,177.40	11,000.00	20
TOTAL REVENUE	17,266.36	899,083.28	1,260,000.00	71
AFTER TRANSFERS	17,266.36	899,083.28	1,260,000.00	
4110 GENERAL GOVERNMENT				
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	0.00	216,300.00	216,300.00	100
10-4110-128 POLICE PROTECTION	0.00	162,456.75	220,000.00	74
10-4110-192 ATTORNEY FEES	6,080.97	55,269.30	110,000.00	50
10-4110-195 ELECTION EXPENSE	0.00	1,796.25	2,500.00	72
10-4110-340 EVENTS & PUBLICATIONS	1,253.22	18,733.38	22,000.00	85
10-4110-495 OUTSIDE AGENCY FUNDING	0.00	0.00	4,500.00	0
TOTAL EXPENDITURE	7,334.19	454,555.68	575,300.00	79
BEFORE TRANSFERS	-7,334.19	-454,555.68	-575,300.00	
AFTER TRANSFERS	-7,334.19	-454,555.68	-575,300.00	
4120 ADMINISTRATIVE				
EXPENDITURE:				
10-4120-121 SALARIES - CLERK	4,494.50	40,697.59	64,500.00	63
10-4120-123 SALARIES - TAX COLLECTOR	2,603.85	21,273.78	33,500.00	64
10-4120-124 SALARIES - FINANCE OFFICER	401.28	4,129.84	10,500.00	39
10-4120-125 SALARIES - MAYOR & TOWN COU	1,750.00	14,000.00	21,000.00	67
10-4120-181 FICA EXPENSE	693.33	6,011.09	9,000.00	67
10-4120-182 EMPLOYEE RETIREMENT	1,022.88	8,930.03	16,000.00	56
10-4120-183 EMPLOYEE INSURANCE	1,243.61	10,888.16	17,000.00	64
10-4120-184 EMPLOYEE LIFE INSURANCE	25.03	200.24	300.00	67
10-4120-185 EMPLOYEE S-T DISABILITY	22.80	182.40	275.00	66
10-4120-191 AUDIT FEES	0.00	7,800.00	7,800.00	100
10-4120-193 CONTRACT LABOR	0.00	7,549.17	17,500.00	43
10-4120-200 OFFICE SUPPLIES - ADMIN	324.04	5,007.85	10,000.00	50
10-4120-210 PLANNING CONFERENCE	0.00	0.00	2,500.00	0
10-4120-321 TELEPHONE - ADMIN	116.16	812.73	1,500.00	54
10-4120-325 POSTAGE - ADMIN	390.39	2,279.91	4,000.00	57
10-4120-331 UTILITIES - ADMIN	342.19	2,540.29	4,500.00	56
10-4120-351 REPAIRS & MAINTENANCE - BUIL	1,321.00	8,889.14	11,125.00	80
10-4120-352 REPAIRS & MAINTENANCE - EQU	1,682.71	19,003.82	20,000.00	95
10-4120-354 REPAIRS & MAINTENANCE - GRO	470.00	21,575.00	25,000.00	86
10-4120-355 REPAIRS & MAINTENANCE - PES	110.00	712.00	750.00	95

LESLIE

03/09/2011 9:52:54AM

Page

fl141r07

TOWN OF WEDDINGTON REVENUE & EXPENDITURE STATEMENT

FY 2010-2011

02/01/2011 TO 02/28/2011					
	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET</u>	
10-4120-356 REPAIRS & MAINTENANCE - CUS	400.00	3,207.00	5,500.00	58	
10-4120-370 ADVERTISING - ADMIN	0.00	320.88	1,000.00	32	
10-4120-397 TAX LISTING & TAX COLLECTION	45.57	3,268.78	5,250.00	62	
10-4120-400 ADMINISTRATIVE:TRAINING	236.29	1,890.29	2,600.00	73	
10-4120-410 ADMINISTRATIVE:TRAVEL	437.90	4,412.05	5,000.00	88	
10-4120-450 INSURANCE	0.00	22,750.59	23,100.00	98	
10-4120-491 DUES & SUBSCRIPTIONS	0.00	12,365.00	16,800.00	74	
10-4120-498 GIFTS & AWARDS	100.85	911.12	1,500.00	61	
10-4120-499 MISCELLANEOUS	57.17	1,243.83	2,500.00	50	
TOTAL EXPENDITURE	18,291.55	232,852.58	340,000.00	68	
BEFORE TRANSFERS	-18,291.55	-232,852.58	-340,000.00		
AFTER TRANSFERS	-18,291.55	-232,852.58	-340,000.00		
4130 PLANNING & ZONING					
EXPENDITURE:					
10-4130-121 SALARIES - ZONING ADMINISTR	4,777.50	38,220.00	57,500.00	66	
10-4130-122 SALARIES - ASST ZONING ADMIN	356.34	3,004.38	4,250.00	71	
10-4130-123 SALARIES - RECEPTIONIST	1,354.40	12,092.30	18,500.00	65	
10-4130-124 SALARIES - PLANNING BOARD	1,450.00	10,600.00	17,500.00	61	
10-4130-125 SALARIES - SIGN REMOVAL	342.07	3,014.96	4,500.00	67	
10-4130-181 FICA EXPENSE - P&Z	633.46	5,120.34	7,700.00	66	
10-4130-182 EMPLOYEE RETIREMENT - P&Z	917.76	7,547.32	12,000.00	63	
10-4130-183 EMPLOYEE INSURANCE	1,527.75	12,222.00	18,300.00	67	
10-4130-184 EMPLOYEE LIFE INSURANCE	22.29	222.28	275.00	81	
10-4130-185 EMPLOYEE S-T DISABILITY	13.20	105.60	175.00	60	
10-4130-193 CONSULTING	2,069.88	9,730.75	18,000.00	54	
10-4130-194 CONSULTING - COG	136.00	2,934.00	7,000.00	42	
10-4130-200 OFFICE SUPPLIES - PLANNING &	233.71	3,292.90	5,000.00	66	
10-4130-201 ZONING SPECIFIC OFFICE SUPPLI	0.00	179.00	2,500.00	7	
10-4130-215 HISTORIC PRESERVATION	0.00	110.99	500.00	22	
10-4130-220 TRANSPORTATION & IMPROVEM	83,682.25	83,682.25	215,000.00	39	
10-4130-321 TELEPHONE - PLANNING & ZONI	116.17	812.78	1,500.00	54	
10-4130-325 POSTAGE - PLANNING & ZONING	390.39	1,085.90	4,000.00	27	
10-4130-331 UTILITIES - PLANNING & ZONING	342.22	2,540.39	4,500.00	56	
10-4130-370 ADVERTISING - PLANNING & ZON	0.00	450.22	1,000.00	45	
TOTAL EXPENDITURE	98,365.39	196,968.36	399,700.00	49	
BEFORE TRANSFERS	-98,365.39	-196,968.36	-399,700.00		
AFTER TRANSFERS	-98,365.39	-196,968.36	-399,700.00		
GRAND TOTAL	-106,724.77	14,706.66	-55,000.00		

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2010-2011

PERIOD ENDING: 02/28/2011

<u>ASSETS</u>	
10-1120-000 TRINITY CHECKING ACCOUNT	375,707.02
10-1120-001 TRINITY MONEY MARKET	802,189.65
10-1120-002 CITIZENS SOUTH CD'S	1,000,000.00
10-1170-000 NC CASH MGMT TRUST	529,102.59
10-1211-001 A/R PROPERTY TAX	50,559.32
10-1212-001 A/R PROPERTY TAX - 1ST YEAR PRIOR	7,531.37
10-1212-002 A/R PROPERTY TAX - NEXT 8 PRIOR YRS	5,634.85
10-1232-000 SALES TAX RECEIVABLE	896.90
10-1610-001 FIXED ASSETS - LAND & BUILDINGS	621,611.26
10-1610-002 FIXED ASSETS - FURNITURE & FIXTURES	14,022.92
10-1610-003 FIXED ASSETS - EQUIPMENT	135,946.44
TOTAL ASSETS	3,543,202.32

<u>LIABILITIES & EQUITY</u>	
LIABILITIES	
10-2120-000 BOND DEPOSIT PAYABLE	222,181.80
10-2151-000 FICA TAXES PAYABLE	0.10
10-2154-001 NC RETIREMENT PAYABLE	1,395.89
10-2156-000 LIFE INSURANCE PAYABLE	26.12
10-2157-000 401K PAYABLE	-1,374.70
10-2620-000 DEFERRED REVENUE - DELQ TAXES	7,531.37
10-2625-000 DEFERRED REVENUE - CURR YR TAX	50,559.32
10-2630-000 DEFERRED REVENUE-NEXT 8	5,634.85
TOTAL LIABILITIES	285,954.75

EQUITY	
10-2620-001 FUND BALANCE - UNDESIGNATED	1,798,304.80
10-2620-003 FUND BALANCE-DESIG FOR CAP PROJECTS	569,629.30
10-2620-004 FUND BALANCE-INVEST IN FIXED ASSETS	771,580.62
10-2620-005 CURRENT YEAR EQUITY YTD	102,934.34
CURRENT FUND BALANCE - YTD NET REV	14,792.51

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2010-2011

PERIOD ENDING: 02/28/2011

TOTAL EQUITY	3,257,241.57
TOTAL LIABILITIES & FUND EQUITY	3,543,196.32