

**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, SEPTEMBER 12, 2011 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA**

Due to the possible absence of two members of the Council, portions of this meeting may be continued until September 19, 2011 at 6:00 p.m. at the Weddington Town Hall.

Prayer – Nancy D. Anderson

1. Call to Order
2. Pledge of Allegiance
3. Determination of Quorum/Additions or Deletions to the Agenda
4. Presentation by Weddstock Committee
5. Public Hearings
 - A. Public Hearing to Review and Consider Emergency Gate and Entrance Gate Text Amendments
 - B. Public Hearing to Review and Consider Conditional Use Permit (CUP) to Conditional Zoning (CZ) Amendments in the Weddington Code of Ordinances
6. Approval of Minutes
 - A. July 11, 2011 Regular Town Council Meeting Minutes
 - B. August 17, 2011 Special Town Council Meeting Minutes
7. Public Comment - *Speakers are limited to three (3) minutes or less and Large Groups are Encouraged to Designate a Spokesperson*
8. Consent Agenda
 - A. Call for a Public Hearing to Review and Consider Spittle and Matthews Land Use Map Amendment from Residential Conservation and Traditional Residential respectively to Business. Spittle property is located at 6874 Weddington-Matthews Road (Parcel # 06-150-059). Matthews Property is located at 6924 Weddington-Matthews Road (Parcel # 06-150-058). Public Hearing is to be Held October 10, 2011 at 7:00 p.m. at the Weddington Town Hall
 - B. Consideration of Proclamation Proclaiming September 17 – 23, 2011 as Constitution Week
9. Consideration of Public Hearings
 - A. Consideration of Ordinance Adopting Text Amendments - Emergency Gate and Entrance Gate
 - B. Consideration of Ordinance Adopting Text Amendments - Conditional Use Permit (CUP) to Conditional Zoning (CZ) Changes in the Weddington Code of Ordinances
10. Old Business

- A. Consideration of Rescinding Award of Landscaping Bid Approved at the August 8, 2011 Town Council Meeting – Councilmember McKee
- B. Review and Consideration of Bid Proposals for Landscaping Maintenance of Medians and Shoulders – Councilmember McKee
- C. Review and Consideration of Town Monument Locations – Councilmembers McKee and Thomisser
- D. Review and Discussion of Future Fire Service in Weddington
- E. Clarify Previous Motion Regarding Park/Open Space for the Water Tower Site
- F. Explore Support from Town Council Regarding a Redesign of the Water Storage Facility

11. New Business

- A. Consideration of Fees Schedule Amendment
- B. Review and Consideration of Town Hall Landscaping/Pavilion Plan – Councilmember McKee
- C. Review and Consideration of Policy Regarding Awarding of Contracts
- D. Review and Consideration of Developing Citizen of the Year Guidelines
- E. Review and Consideration of Town Hall Signage – Councilmember McKee
- F. Review and Consideration of the Makeup of Public Safety Advisory Board – Mayor Anderson
- G. Set Agenda for October 10, 2011 Joint Meeting with Union County Board of County Commissioners
- H. Consideration of Accepting Letter of Credit for Meadows at Weddington
- I. Update from 8/10/11 COG Meeting – Councilmember Thomisser
- J. Consideration of Letter of Endorsement – HUD Grant 2011

12. Update from Town Planner

13. Update from Town Administrator/Clerk

14. Public Safety Report

15. Update from Finance Officer and Tax Collector

16. Transportation Report

17. Council Comments

18. Closed Session – Pursuant to NCGS 143-318.11 (a) (3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged and Pursuant to NCGS 143-318.11 (a) (5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract

19. Continuation until September 19, 2011 at 6:00 p.m.

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

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

(g) *Culs-de-sac*. Permanent dead-end streets shall not exceed 600 feet in length in conventional subdivisions unless necessitated by topography or property accessibility and if the town council grants a modification per section 46-15. In conservation subdivisions, culs-de-sac may be greater than 600 feet in length in order to prevent the degradation and development of primary and secondary lands within the subdivision, thereby conserving the integrity of the conservation subdivision by preserving open space in an unaltered state. Culs-de-sac in conservation subdivisions shall not inhibit emergency vehicular access. The planning board shall review the sketch plan and existing resource and site analysis plan for a conservation subdivision that proposes culs-de-sac greater than 600 feet in length. Measurement shall be from the point where the centerline of the dead-end street intersects with the center of a through street to the center of the turnaround of the cul-de-sac. The distance from the edge of pavement on the vehicular turnaround to the right-of-way line shall not be less than the distance from the edge of pavement to right-of-way line on the street approaching the turnaround. Culs-de-sac must be terminated with a circular right-of-way not less than 90 feet in diameter for curb and gutter section with not less than 37 feet of pavement from center to face of curb, and not less than 100 feet in diameter for shoulder section with not less than 40 feet of pavement from center to outer edge of pavement. Cul-de-sac designs other than the "Bulb" end design with a circular right-of-way will be subject to the approval of the Division Engineer of the Division of Highways, North Carolina Department of Transportation and the town council after review on an individual basis. Culs-de-sac in conventional subdivisions shall not be allowed where connection with an existing street is possible.

In certain cases where connectivity is either not possible or not recommended, the Town may require the installation of one or more emergency access gates. The homeowner's association is responsible for the maintenance, testing and repairs of all functions of emergency access gates. An annual inspection and test of the gate shall be performed and the results submitted to Town Hall. Any homeowner's association that is found to be in violation shall be required to maintain a service agreement with a qualified contractor to ensure year round maintenance and to submit a copy of the service agreement to Town Hall.

Sec. 58-23. Planned residential developments.

- (6) The maintenance and upkeep of any guardhouses or entry structures, and subdivision walls, fences or berms located at the external periphery of the PRD, as well as the maintenance and upkeep of any private streets in the PRD, shall be the sole responsibility of the developer and/or any duly incorporated and active homeowners' association. Accordingly, any bond accepted by the town per subsection 46-49(b) for a PRD subdivision shall be calculated using the construction costs of all such facilities (in addition to the cost of streets as provided in subsection 46-49(b)) and shall remain in place until the town council is satisfied (in its own exclusive discretion) that the homeowners' association is controlled by individual lot owners other than the developer (which generally the town council shall not deem to have occurred until one year, at a minimum, after a homeowners' association is incorporated and active) and has made necessary assessments for, and has otherwise taken over the full responsibility of, maintaining and repairing such streets and facilities. The decision to release such bonds shall rest entirely within the town council's discretion and shall be made based upon the homeowners' association's financial ability to properly maintain and repair these streets and facilities. After the bond is released by the town council, the homeowners' association shall be required to submit to the town, by January 15 of each calendar year, the names, addresses and telephone numbers of all duly elected members of its board of directors as well as a copy of its annual financial statements showing, at a minimum, the amount of funds budgeted to maintain such streets and facilities. In the event the town council, in its discretion, believes the homeowners' association is not adequately maintaining or repairing the streets or facilities or is not making assessments necessary to cover the cost of said maintenance or repairs, it may, after holding a hearing, require the homeowners' association to provide a bond as required in subsection 46-49(b). The hearing described above, shall be duly noticed by publication as provided in this chapter and by mailing notice of the hearing to at least one officer (according to the most recent list of officers the town has received) of the homeowners' association or to the homeowners' association's registered agent at least ten days before the hearing. The homeowners' association's bond may be eliminated, modified, or reinstated at the discretion of the town council after a hearing notice as described above.

(7) Subdivisions which have an entrance gate are subject to the following regulations: The homeowner's association will provide the access code to the gate and an emergency contact number to the fire department, the Union County Sheriff and other emergency services and will be responsible for maintenance, testing and repairs of all functions of the gate. An annual inspection and test of the gate system shall be performed and the results submitted to Town Hall. Should there be a problem with the operation of the entrance gate, the gate shall remain open and accessible until the gate is repaired and tested. Any homeowner's association that is found to be in violation shall be required to

maintain a service agreement with a qualified contractor to ensure year round maintenance and to submit a copy of the service agreement to Town Hall.

Sec. 38-62. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Approval authority means the town council or other board or official designated by ordinance or this article as being authorized to grant the specific zoning or land use permit or approval that constitutes a site specific development plan.

Site specific development plan means a plan of land development submitted to the town for purposes of obtaining one of the following zoning or land use permits or approvals:

(1)

Conditional use permit (article III, pertaining to conditional uses, of chapter 58, zoning).

(2)

Subdivision as defined in chapter 46, pertaining to subdivisions.

(3)

Conditional zoning permit (Chapter 58-271, pertaining to conditional zoning districts).

Notwithstanding the foregoing, neither a variance, a sketch plan nor any other document that fails to describe with reasonable certainty the type and intensity of use for a specified parcel or parcels of property shall constitute a site specific development plan.

Zoning vested right means a right pursuant to G. S. 160A-385.1 to undertake and complete the development and use of property under the terms and conditions of an approved site specific development plan.

(Ord. of 10-14-1991, § 2)

Sec. 58-147. - General requirements.

(a)

Any lighted sign or lighting device shall be so oriented as not to cast light upon a public right-of-way so as to cause glare, intensity or reflection that may constitute a traffic hazard or a nuisance, or cast light upon adjacent property that may constitute a nuisance.

(b)

Lighted signs shall employ only devices emitting a light of constant intensity, and no signs shall be illuminated by a flashing, intermittent, rotating or moving light.

(c)

No electric sign shall be so located with relation to pedestrian traffic as to permit such sign to be easily reached by any person. The bottom of such sign shall be located a minimum of ten feet above the grade immediately under said sign, if the sign is within 15 feet of the edge of the street right-of-way.

(d)

The area of a sign shall be measured by measuring one face of the entire sign including any border or trim and all of the elements of the matter displayed, but not including the base or apron, supports or other structural members. The area of a double face sign shall be the area of one face of the sign.

(e)

Nonconforming signs shall be subject to the provisions contained in section 58-112

(f)

Fencing, scoreboards, and structures in the athletic fields may be utilized for customary signs, and all such signs shall be directed solely towards users of the facility. Such individual signs, whether temporary or permanent, shall not exceed 32 square feet in size and shall be permitted by the zoning administrator in the manner of other permanent, attached (on-structure) signs under section 58-148, or temporary signs under section 58-151, without amendment to the conditional use permit or conditional zoning permit so long as compliance with all standards in this chapter are met.

(Ord. No. 87-04-08, § 8.4, 4-8-1987; Ord. No. O-2006-05, 1-9-2006)

Section 58-270

(g)

The zoning administrator shall transmit any decision of the planning board to the town council. Once action has been taken by the planning board or the time for action by the planning board has expired, the town council shall, no later than their next regularly scheduled meeting, consider calling for a public hearing or a requested conditional use permit, conditional zoning permit, zoning change, or other matter providing for public hearing under this chapter. Notification of the public hearing shall be made in the following manner:

(1)

A notice shall be published in the newspaper having general circulation in the area once a week for two successive weeks, the first notice to be published not less than ten days, nor more than 25 days prior to the date established for the hearing. In computing such time the date of publication is not to be included but the date of the hearing shall be included.

(2)

A notice shall be conspicuously placed in the town hall not less than ten days nor more than 25 days before the date established for the public hearing. However, failure to post a notice as provided by this section shall not invalidate any action taken with regard to the application.

(3)

A notice shall be prominently posted on the subject property or on an adjacent public street or highway right-of-way. When an application concerns multiple parcels, a posting on each individual parcel is not required, but sufficient notices shall be posted to provide reasonable notice to interested persons.

(4)

A notice shall be sent by first class mail to all owners of parcels of land abutting the subject property. The owners shall be identified by county tax listings and the notice shall be sent to the last address listed for each owner on the county tax abstracts. The notice shall be deposited in the mail at least ten, but not more than 25, days before the date of the public hearing. In computing notice periods under this section, the date of mailing is not to be included, but the date of the hearing shall be included.

(5)

A notice shall be sent by first class mail to the owner of the subject property. The owner shall be identified by county tax listings and the notice shall be sent to the last address listed for the owner on the county tax abstracts. This notice shall be deposited in the mail at least ten, but not more than 25, days before the date of the public hearing. In computing notice periods under this section, the date of mailing is not to be included, but the date of the hearing shall be included.

(6)

The zoning administrator shall certify that the requirements of subsections (g)(1)—(g)(4) of this section have been met. The town shall charge the applicant a separate fee to cover costs incurred.

Sec. 58-5. Zoning districts established.

In order to achieve the purpose of this chapter, the following districts, based on the concepts and proposals of the land development plan of the town, are hereby established. In addition to the primary uses which are permitted by right or through the issuance of a conditional zoning permit, other uses, including accessory uses, off-street parking and signs, are permitted as listed in this chapter:

(1) *R residential districts.* These districts are established to encourage the retention of existing farms and low density residential areas, which are compatible with the land development plan concept of retaining the suburban, rural character of the community. Residential development must be restricted to a sufficiently low density since there is no public water supply and development is dependent upon septic tanks on individual lots for sewage disposal. In order to provide for a healthful, rural environment, residential development must continue in a large lot, low density fashion.

a. *R-80 single-family and agricultural.* This district allows for agricultural uses and single-family residential development. The minimum lot size is 80,000 square feet.

b. *R-60 single-family and agricultural.* This district allows for agricultural uses and single-family development. The minimum lot size is 60,000 square feet.

c. *R-40 single-family and agricultural.* This district allows for agricultural uses and single-family residential development. The minimum lot size is 40,000 square feet.

d. *R-40(D) two-family development.* This district allows duplexes on lots with a minimum size of 40,000 square feet. This district was established to regulate one specific geographical area in the town. Since the area has been developed recently and contains a number of duplexes, the town does not want to label the area with a nonconforming status. However, in adhering to the policies and goals contained in the land development plan, the town has no intention of creating any other duplex districts elsewhere in the town. The concern with this type of residential development is that the higher density is in conflict with the low density and single-family character of the town.

e. *R-CD residential conservation district.* The purpose of this district is to promote conservation subdivisions and encourage the preservation of open space and unique environmental features in the town, including, but not limited to, viewsheds, forestland, farmland, historic sites, steep slopes, rock formations and land

adjacent to parks. Incentives are included in the R-CD district to encourage conservation subdivisions in the future by allowing residential lot sizes smaller than those found in other zoning districts in the town.

f. *R-E residential district.* This district allows single-family residential development with a minimum lot size of 20,000 square feet. This district is established to regulate subdivisions that are annexed by the town and do not meet any existing zoning district. Since these lots are existing, the town does not want to label the area as nonconforming. However, in adhering to the policies and goals contained in the land development plan, the town has no intention of creating any other of these districts elsewhere in the town. The concern with this type of residential development is that the higher density is in conflict with the low density character of the town.

(2) *B business districts.* These districts were established before conditional zoning was available for use by municipalities. The town has no intention of creating any other of these districts elsewhere in the town. Conditional zoning districts are available for future retail, commercial and business.

a. *B-1 general business district.*

1. This district is established to provide an area for neighborhood business without undue conflict with, detriment to, or disruption from nearby land uses or zoning districts.

2. This district is designed primarily for retailing of merchandise such as groceries, drugs and household items for furnishing certain personal, business, and professional services for the convenience of residents of the town area. This district is located at an accessible location with respect to traffic circulation in order to conveniently serve the resident population. All permitted uses locating in the B-1 district shall have a maximum gross floor area of 3,000 square feet. Uses otherwise permitted within this zone which exceed a gross floor area of 3,000 square feet may be permitted on a conditional zoning basis only.

b. *B-2 local shopping center district.* This district is established to provide for the controlled development of more intense retail and service uses designed to serve the immediate town area. Certain uses will be permitted on an individual use basis only. The purposes of a planned local shopping center district is to provide for an orderly arrangement of convenience and comparison

shopping outlets and adequate off-street parking and other amenities. However, local shopping centers are allowed in this district only on a conditional use basis. This zone is not shown on the zoning map of the town at the time of the adoption of the ordinance from which this chapter is derived.

(3) *Conditional zoning district.*

a. The conditional zoning district process allows for the establishment of certain uses that, because of their nature or scale, have particular impacts on both the immediate area and the community as a whole. The development of these uses cannot be predetermined or controlled by general district standards. In order to accommodate these uses, this section establishes specific development standards for these uses that allows for flexibility in development while protecting existing nearby areas. The process for approval of a conditional zoning district is explained in section 58-271. The rezoning of any parcel of land to a conditional district should be a voluntary process initiated by the property owner. Any application to rezone an area to a conditional zoning district shall be reviewed in light of the goals, objectives and implementation strategies of the town land use plan and all other plans and regulations officially adopted by the town council. The review process established in this part provides for the accommodation of such uses by a reclassification of property into a conditional zoning district, subject to specific conditions which ensure compatibility of the use with the use and enjoyment of neighboring properties and in accordance with the general plans of development of the town.

b. *B-1(CD) general business district.* The B-1(CD) general business district is hereby established as a conditional zoning district. The B-1(CD) district is intended to provide an area for a neighborhood business without undue conflict with, detriment to, or destruction from nearby land uses or zoning districts. These districts were established before conditional zoning was available for use by municipalities. The town has no intention of creating any other of these districts elsewhere in the town. Conditional zoning districts are available for future retail, commercial and business. Any development or redevelopment occurring after August 1, 2010, shall comply with MX development standards.

This district is designed primarily for retailing of merchandise such as groceries, drugs and household items for furnishing certain personal, business, and professional services for the convenience of residents of the town area. This district is located at an

accessible location with respect to traffic circulation in order to conveniently serve the resident population.

c. *B-2(CD) local shopping center district.* The B-2(CD) local shopping center district is hereby established to provide for the controlled development of more intense retail and service uses designed to serve the immediate town area. Certain uses will be permitted on an individual use basis. The purpose of a planned local shopping center district is to provide for an orderly arrangement of convenience and comparison shopping outlets and adequate off-street parking and other amenities. These districts were established before conditional zoning was available for use by municipalities. The town has no intention of creating any other of these districts elsewhere in the town. Conditional zoning districts are available for future retail, commercial and business. Any development or redevelopment occurring after August 1, 2010, shall comply with MX development standards.

d. *MX mixed-use district.* The MX mixed-use district is hereby established as a conditional zoning district. The MX mixed-use district is intended as a limited use district with a very high level of design control including both site and building features. It is designed to allow a variety of office, commercial and limited residential uses only in carefully considered locations requiring a high level of design control by the town. Each site proposed for MX mixed-use district zoning must be evaluated by the town council as to its appropriateness for such designated use. Factors to be taken into consideration include, but are not limited to, accessibility, surrounding uses, site design including building arrangement, aesthetics, signage, height, size and elevation design, traffic impact within the proposed development and the surrounding service area including vehicular and pedestrian circulation and parking area design and location, setbacks, buffer effectiveness and stormwater management. It is the intent of the district to encourage high quality design and innovative arrangement of buildings, parking and open space. Because of the nature of all the factors listed, the approval of a location for the MX mixed-use district is at the sole discretion of the town council and in no way implies that any other site will be found acceptable for similar designation.

(4) *E-D educational district.* This district is established to provide for the specific circumstances and needs of the educational institutions, (limited to elementary, middle and high school) within the town's jurisdiction. The uses permitted within this district shall be limited to those of an educational nature for the necessary operation of the educational

institutions. Requirements specific to this district are listed in article II, section 58-61 of this Code. Discontinuation of any school shall result in the loss of the educational district zoning and will initiate a rezoning back to the original zoning district. Additionally, discontinuation of any school after five years will require the property owner to remove the buildings.

(Ord. No. 87-04-08, § 3.1, 4-8-1987; Ord. No. O-2006-04, 1-9-2006; Ord. No. O-2006-18, 9-11-2006; Ord. No. O-2006-20, § 3.1, 11-13-2006; Ord. No. O-2008-06, 4-14-2008; Ord. No. O-2010-09, 6-14-2010)

Sec. 58-295. - Compliance with federal standards.

The town recognizes that a tower cannot be prohibited, nor can a conditional zoning permit be denied on the basis of environmental or health concerns relating to radio emissions if the tower complies with the Federal Radio Frequency Emission Standards. The town requires that the applicant must provide documentation proving that the proposed tower complies with the Federal Radio Frequency Emission Standards.

(Ord. No. 87-04-08, § 13.5, 4-8-1987)

Sec. 58-301. - Increasing tower height.

Normal maintenance and repair of the structure can be completed without the issuance of a conditional zoning permit. Co-location of additional providers to an existing tower or an upgrade of the equipment on an existing tower requires review and approval by the zoning officer to ensure the tower will continue to satisfy this ordinance and other applicable requirements. Notwithstanding any other language in this section, any change to an existing tower that will increase the tower's height, alter the tower's lighting, or alter the painting or exterior appearance of the tower requires the issuance of a new conditional zoning permit for the tower.

(Ord. No. 87-04-08, § 13.11, 4-8-1987; Ord. No. O-2006-10, 6-12-2006)

Sec. 58-302. - Freestanding signs.

Freestanding signs are prohibited. Wall signs, limited to identification area, shall be allowed on equipment structures or fences surrounding the telecommunication tower, provided it does not exceed nine square feet in size. Any signage must be specifically addressed in the conditional zoning application and permit.

(Ord. No. 87-04-08, § 13.12, 4-8-1987)

Sec. 58-303. - Proof of insurance.

The provider must show proof of adequate insurance coverage for any potential damage caused by or to the tower prior to the issuance of a conditional zoning permit. Once approved, documentation of adequate insurance must be provided to the town every 12 months.

Sec. 58-305. - Conditional zoning permit application requirements.

All applications for a conditional zoning permit for a telecommunication tower must include the following information, in addition to any other applicable information contained in this chapter:

- (1)
Identification of intended provider;
- (2)
Radiated signal strength and direction of signal;
- (3)
Documentation by a registered engineer that the tower has sufficient structural integrity to accommodate more than one user;
- (4)
A statement from the provider indicating intent to allow shared use of the tower and how others will be accommodated;
- (5)
Evidence that the property owners of residentially zoned property within 300 feet of the site, in addition to adjacent property owners, have been notified by the applicant within 14 days of the public hearing. This notification should include the date and time of the public hearing, as well as the proposed tower height and design;
- (6)
Documentation that the telecommunication tower complies with the Federal Radio Frequency Emission Standards;
- (7)
Screening, if applicable, must be shown on the site plan detailing the type, amount of plantings and location;
- (8)
Documentation of collapse area; and
- (9)
Documentation that the provider has explored all means for stealth tower locations and co-location opportunities, which must accompany requests for new towers.

(Ord. No. 87-04-08, § 13.15, 4-8-1987)

THE MINUTES FOR JULY 11, 2011
WILL BE GIVEN TO YOU AT THE
MEETING MONDAY NIGHT
TO BE CONSIDERED FOR
APPROVAL AT THE
SEPTEMBER 19, 2011 MEETING

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING
WEDNESDAY, AUGUST 17, 2011 - 3:00 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 August 17, 2011, with Mayor Nancy D. Anderson presiding.

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

Absent: None

Visitors: Wesley Chapel Mayor Brad Horvath, Judy Johnston, Kay McDuffer, Bill Price, Heather Perryman, Butch Plyler, Terry Byrum, Andrew Moore, Michael Khous, Walker Davidson, County Commissioner Tracy Kuehler, Pam Hadley, Barbara Harrison, Jack Parks, Ken Evans and Representative Craig Horn.

Item No. 1. Open the Meeting. Mayor Nancy D. Anderson called the August 17, 2011 Special Town Council Meeting to order at 3:07 p.m. There was a quorum.

Item No. 2. Discuss Options for Future Fire Service in the Town of Weddington. Mayor Anderson advised that the purpose of the meeting was for information gathering from the subject matter experts because there were a lot of questions and not a lot of answers at this time. She stated, "I would like to discuss the pros and cons of a Municipal Fire District. We want to maintain excellent fire service for a reasonable price. We want the fire service to be financially independent. We have waited patiently for years on the fire study. Both fire departments have excellent reputations. We had asked for a Steering Committee from both departments to study the issue and discussion regarding a merger has been suspended. The Town has requested that Union County move the fire district lines to give more tax base to Providence VFD. Union County is now researching how they convert Providence VFD from a fire fee to a fire tax."

Attorney Anthony Fox spoke regarding the legalities of what needed to be done to establish a Municipal Fire District. He stated, "There is authority for a city or town to establish its own fire department. The ability for a municipality to establish a fire service district is non-existent. Fire is not one of those municipal service districts that is specifically allowed by the legislation. The county on the other hand has the ability to establish municipal service districts and one of their categories is fire. In my opinion the opportunity to establish this district (tax or fee) lies within the County's authority. When the County set up the Providence VFD it opted to do that by a local act. The General Assembly adopted local legislation by which the County established Providence VFD and the district and territory that is included in that. There may be an opportunity for the Town to explore a local act for it to explore a municipal fire district. One of the difficulties here is you have existing relationships. The Town currently has contracts with Stallings VFD, Wesley Chapel VFD and Providence VFD."

Mr. Terry Byrum questioned if the Town set up their own fire department or municipal fire district would they have to reimburse the other departments for taking their territory.

Attorney Fox - The School of Government has advised that there is no obligation to reimburse a VFD for the loss of territory even if there was debt that had to be serviced by the VFD.

Councilmember Werner Thomisser advised that he had a meeting with the Fire Marshal and he indicated that the Department of Insurance frowns upon a municipal fire district being serviced by more than one fire department and questioned whether the Town was going down a path that was not achievable.

Mayor Anderson - They want to make certain everyone in the municipality enjoys the same insurance rating.

Mayor Pro Tem Daniel Barry - I appreciate the work that volunteers have done. We are not answering the question that we need to get to. We have to decide what the expectation of the services to be delivered is and how much we are going to subject the tax payers to through a levy. It is not free – someone is going to pay for it. We need to figure out the service that we want.

Attorney Fox – The General Assembly could enact special legislation so the Town could design the fire service the way you want to do it. You could get with the County to abolish the fire districts as they currently impact Weddington and reestablish them with different territories. The County would abolish its current act and Wesley Chapel and Providence could then reenact the new territory. Weddington would then be free to adopt regulation to establish its own territory.

Mayor Anderson - I was looking at a fire service district approved by Union County. The territory for Providence would have to get bigger in order to make them more sustainable. The County would have control. Providence VFD would go to the County for funding and for them to set the tax rate.

Ms. Judy Johnston – Providence serves 3,200 individuals of the Town. I would like to suggest waiting to make conclusions about a municipal fire district until the facts are all presented. In my understanding and the research that I have done - that is something that could happen down the road. We understand that the Town has 10,000 residents and has grown to a point that it should manage some of these decisions themselves. As a Town Council you have the ability to reduce the negative impact with conflict between the Wesley Chapel VFD and the Providence VFD. They have to work together. It is a good thing for you to take that responsibility and to manage that. What would happen if you created a municipal fire district is there would be one primary fire department that would be considered first responders for the whole town. Providence is the most centrally located department. You would then have contracts with Wesley Chapel and Stallings to assist that would keep the insurance ratings at their present level. We would then have 24-hour staffed coverage to the whole Town. That would increase the level of service to the Town and would help to increase response times.

Councilmember Thomisser noted that Providence VFD is not in the center of the entire Town of Weddington and it would be based on mileage and response time.

Representative Craig Horn – A local bill affects a small area. We do tons of local bills. That is an authorization from the State to do certain things. Presently there are 368 municipal fire districts in the State of North Carolina. If it is the desire of the citizens of Weddington to create a municipal fire district – I will facilitate it getting done. I know that it is still unclear on how to move forward. I think the County plays a major role.

Mr. Jack Parks presented the Providence VFD Action Plan dated August 17, 2011 and also the PVFD Financials without Funding Changes. He stated, “I want to be served by the closest fire department where I live. I have heard from citizens saying that they want 24/7 coverage out of that department. That is the way we operate our fire department currently. Union County should look at the entire fire district map. There are some changes that need to be made. Citizens have said they would gladly pay 5 cents per \$100

valuation to have a modern fully staffed fire station. We are supposed to lose the Mecklenburg subsidy next year – if that is the case and nothing changes we will be totally out of money in 2013.”

Mr. Parks and Mr. Ken Evans reviewed a map that showed moving the fire lines for Providence and discussed the tax values for the property. They reviewed what they estimated their tax rate would be just to meet the budget and then what the rate would have to be to meet future equipment and construction needs. They advised that to move the fire district lines as proposed on the map that they estimated that Wesley Chapel VFD’s tax rate would go from 2.2 cents to 2.7 cents. They advised that the map took into account response times.

There was discussion that Wesley Chapel VFD not only covers a large portion of Weddington but also provides fire service to Wesley Chapel, Marvin, portions of Indian Trail and unincorporated Union County and members from Wesley Chapel VFD questioned why those individuals should have to pay more for fire service so that Providence could exist. Members of the Town Council advised that some residents in Weddington are paying for fire coverage three times.

Members of Providence VFD requested that the Town draft a letter requesting that the Fire Commission review the proposed map.

Mayor Anderson – The immediate answer is to have the County to look at the lines, consider changing Providence VFD to a fire tax and then we could consider a municipal fire district at a later date.

Councilmember Gilmartin - We are annually spending \$250,000. We have to make a decision. We can show the other municipalities the numbers. We have spent over one million dollars to keep Providence afloat. It is our issue – we have to take leadership and ownership.

Members from Wesley Chapel VFD advised that they would support what the fire study recommended which was a merger.

Mr. Walker Davidson - We have talked about money a lot. Response times need to get more attention. You want response times to be minimized. This is one way to do it.

Councilmember McKee discussed that the Council got behind a merger and all of a sudden that the merger got pulled off the table and questioned why the merger talks stopped.

Mayor Anderson advised that the Town cannot force a merger and she is hearing that citizens do not want the departments to merge.

Councilmember Thomisser asked if there was still a chance for the departments to merge.

Mr. Butch Plyler - We were open to the process. There was no reason for us to go ahead by ourselves. We are willing to talk with Providence. That is what the fire study recommended. It is up to the Town whether it is in the best interest of the Town.

Mr. Parks - We entered into the merger talks with an open mind hoping that may be the best solution. In our steering committees we wanted to gather information to see how this would benefit our citizens. It became evident the only reason that the merger was recommended was to move the line. There were no other operational benefits to merge these two departments. In my opinion there are no cost savings. Everybody is going to pay more tax. There are philosophical differences in how these departments operate. Both of them work and they are very successful. You expect there to be a fair representation on the new board. We had trouble coming to terms on that. At the time we are working through all of this

the Town is taking other actions as well. The citizens have said they do not want a merger and want to see Providence preserved in this area. Based on everything that we heard and the actions from the Town, it became evident that we are not making any headway. We said this was going to take a long time. The community and the County did not give us the time to do it. It changed the merger discussions when you passed the motion to look at changing the district lines. In response to your action we developed this map that better serves our citizens.

Mr. Plyler – They wanted four members on the board, we said two and we compromised on three members. We were headed in the right direction but there was too much interference.

Mr. Andrew Moore provided the following comments for the record: When the citizens of the Town of Weddington elected their town council and mayor, they did so with the understanding that the council and mayor would do what is best for those citizens. Nothing should have a higher priority for a town's leaders than the health and safety of its citizens. We, the citizens of Weddington expect that these issues be at the top of the list of the council's responsibilities and that swift and effective action be taken when the health or safety of residents is threatened. As a resident of Weddington, I was alerted by my association that a safety issue was threatening us regarding our fire department. I made it a priority to attend an informational meeting at the fire hall and then the working council meeting and town meeting in July. It became apparent to me that the council members were not fulfilling their responsibility to those who had elected them. I felt it necessary to further educate myself regarding the PFVD issue and, in doing so, found that the major issue at the root of the problem with the fire hall is money. PVFD needs money to continue to serve the citizens of Weddington. As we know, it currently is in violation of fire codes and Union County could assess a fine of up to \$10,000 a day until provision is made to bring it up to code. If this is not done, the fire hall will then be forced to shut its doors due to its inability to comply with the fire code and all the property: the building, land, equipment, etc. must be DONATED - not liquidated! (Donated to other NC fire halls in need.) Liquidated would mean we would at least receive 25 or 50 cents on the dollar for the sale of the assets, but donated means ZERO cents on the dollar! If that were to happen we could be forced to start building a new fire hall from scratch. A new building, property, and equipment would cost a minimum of 5 million dollars. To me, this is unacceptable. The town council must do something and must do it now! A solution has been proposed that the town council write a check to bring the fire hall up to code. This must be done to prevent the closure of PVFD and the subsequent loss of our land, building, and equipment. Though the check will solve the immediate code violations, it will not address future costs that may arise. Through my research another solution was proposed that would provide for the future. If the PVFD were to become a municipality, a fire tax would be able to be collected by the fire department and it would become a stand-alone entity making it capable of borrowing its own capital. PVFD currently has no debt on its building, land, equipment, etc. This would enable PVFD to make the necessary improvements to the existing fire hall. If we could solve our current problem by making PVFD a community fire department that is designed to keep pace with the demand for public safety in our neighborhoods and with population growth through the adjustment of district lines and/or by making the fire department a municipality - why wouldn't we? The town would continue to receive its 24/7 service, would continue to enhance its relationship with PVFD, and could rest easy knowing they have the public safety they demand for their homes and families as well as their future families. The current town council can then take pride in knowing that through their adoption of this resolution that provides for the public safety of the citizens of Weddington today and for those who choose to reside here in the future, they have left a legacy that truly exhibits their desire to serve and protect the citizens who elected them.

Councilmember Gilmartin moved that the Town Council endorse the map presented by Providence VFD and requested that a letter be drafted to the Fire Commission and County Commissioners requesting that they move the fire lines as shown on the proposed map in an interest to help improve response times in

the area. The Town Council recognized that the proposed map may be modified after review by the Fire Commission and County Commissioners.

All were in favor, with votes recorded as follows:

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

The Council discussed that a long term approach would be to work with Representative Horn on a local act. Mr. Horn advised that he has asked his staff to prepare a report on the municipal fire district concept.

Commissioner Kuehler asked that the financial information presented by Providence VFD also be submitted to Union County for review.

Item No. 3. Adjournment. Mayor Pro Tem Barry moved to adjourn the August 17, 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 adjourned.

Nancy D. Anderson, Mayor

Attest:

Amy S. McCollum, Town Clerk

TOWN OF WEDDINGTON
ZONING MAP CHANGE APPLICATION
 (Submit in Duplicate)

Application # LWP 01-11

Date of Application 7/15/11

I. Applicant/Owner Information

A. Applicant's Name JIM SPITTLE

Address 6874 MATTHEWS WEDDINGTON RD

Phone 704-846-8356

II. Property Location

A. Property Location SAME ADDRESS

B. Tax Map Book 0390 Map 842 Parcel(s) 06150059

C. Deed Book - Page -

D. Existing Zoning RCD Proposed Zoning RCD

E. Existing Use -

F. Property Size 7.09 (Sq. Ft./Acres)

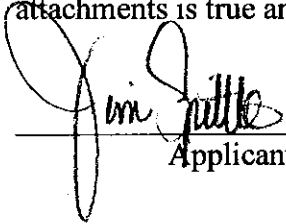
III. Other Required Information (Attach the Following)

A. Two (2) copies of a map, drawn to an appropriate scale, shall accompany the application. This map shall be prepared by a certified engineer or registered licensed surveyor, and shall be signed and certified to be correct by the preparer. The map shall contain the following:

1. If not in a subdivision of record, the subject property plus such additional property as to show the location of the subject property with reference to the nearest street intersection, railroad, stream or other feature easily identifiable on the ground. In addition, all property lines, which abut the property, shall be shown as well as the names and addresses of all abutting property owners.

2. If the property is in a subdivision of record, a map of such portion of the subdivision drawn to scale, that would relate the subject property to the closest street intersection, and in addition, the name of the subdivision and the plat book and page number on which the plat is recorded. In addition, the names of all abutting property owners shall be indicated.
 3. All property lines with dimensions, distances of lot from the nearest street intersection and north arrow.
 4. Adjoining streets with rights-of-way and paving widths.
 5. Existing location of buildings on lot and a listing of uses of all structures.
 6. Zoning classification of all abutting lots.
- B. A legal description of the subject property(s).
- C. The applicant shall include the names and addresses of all abutting property owners as shown on the current records of the Union or Mecklenburg County Tax Supervisor's Office. Abutting property shall be construed to mean and include property on the opposite side of any street, stream, railroad, road or highway from the property seeking to be rezoned, and, in the event the owner of the property seeking to be rezoned owns other property adjoining the property seeking to be rezoned, the adjoining property shall also be construed to mean and include property seeking to be rezoned. Applicants shall use Attachment "A" (As many sheets as necessary to list abutting property owners).
- D. Certification from owner of record that applicant has authorization to apply for this zoning action. (This is needed only if the applicant is not the property owner).
- E. State whether or not the applicant or owner, owns, has a proprietary interest, or in any way has any other contractual interest in any land that is contiguous to the land that is the subject of this request. If so, please provide a sufficient legal description of such land and state the interest of the applicant or owner.
- F. Check, if this zone change request also contains a request for a conditional use permit _____.
- G. Application processing fee. Attach check, payable to the Town of Weddington in the amount of _____.
-

I hereby certify that all of the information provided for this application and all attachments is true and correct to the best of my knowledge.

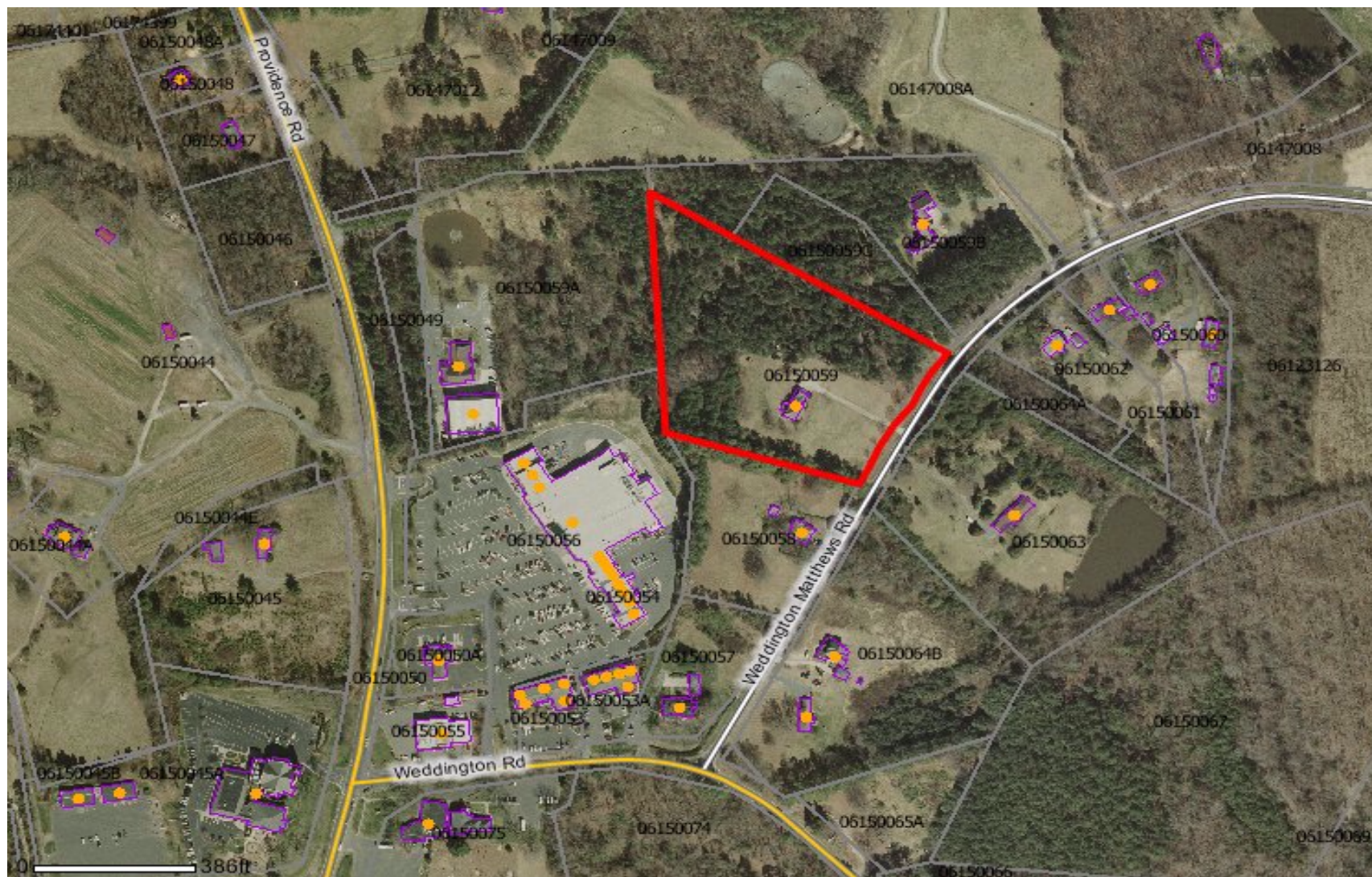


Applicant

7-15-11

Date

Spittle Property



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

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

**TOWN OF WEDDINGTON
PROCLAMATION PROCLAIMING
SEPTEMBER 17 THROUGH SEPTEMBER 23
AS CONSTITUTION WEEK
P-2011-06**

WHEREAS, The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS, September 17, 2011 marks the two hundred twenty-fourth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week

NOW, THEREFORE I, Nancy D. Anderson, by virtue of the authority vested in me as Mayor of the Town of Weddington in the State of North Carolina do hereby proclaim the week of September 17 through 23 as

CONSTITUTION WEEK

AND ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through the guardian of our liberties.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town to be affixed this 12th day of September of the year of our Lord two thousand and eleven.

Nancy D. Anderson, Mayor

Attest:

Amy S. McCollum, Town Clerk



Elizabeth R. Gibson

Past Vice President General

National Society Daughters of the American Revolution

1300 West Franklin Street, Monroe, NC 28112-4506

(704) 283-4791 elizabeth_gibson@msn.com

August 3, 2011

Town of Weddington
Mayor Nancy Anderson
1924 Weddington Road
Weddington, NC 28104

Dear Mayor Anderson,

The John Foster Chapter Daughters of the American Revolution, Monroe, North Carolina works to promote patriotism in our community. The week of September 17-23 is designated as Constitution Week by Public Law 915 which was signed by President Dwight D. Eisenhower on August 2, 1956. Therefore every year we want to bring to the attention of our citizens this anniversary of the signing of the Constitution of the United States of America. I am sending everything by e-mail this year and have included an attachment of a sample Proclamation that I hope you will complete, sign, and impress with the Seal of the Town of Weddington. After the Proclamation has been signed, we encourage you to add it to your website or perhaps add just a simple statement that says "Celebrate Constitution Week Sept. 17-23" or display it for the public to view. Please do not feel that you must send me a copy of the signed proclamation (although they are just beautiful) – just a simple e-mail will be fine.

I have included with this Proclamation a short history of the origin of Constitution Week for you to read. I hope you enjoy it.

Thank you for working with us.

Sincerely,

Elizabeth R. Gibson
John Foster Chapter
Monroe, NC
NCSDAR

HISTORY OF CONSTITUTION WEEK

Miss Gertrude S. Carraway, while President General of the National Society Daughters of the American Revolution, was responsible for the annual designation of September 17-23 as Constitution Week. The DAR made its own resolution for Constitution Week which was adopted April 21, 1955.

Members of the United States Congress received the DAR resolution and on June 7, 1955, the resolution was discussed in the Senate. The first resolution to observe Constitution Week was made June 14, 1955, by Senator William F. Knowland of California. Following passage of the resolution by both Houses of Congress, President Eisenhower issued his proclamation on August 19, 1955.

The first observance of Constitution Week was so successful that on January 5, 1956, Senator Knowland introduced a Senate Joint Resolution to have the President designate September 17-23 annually as Constitution Week. The resolution was adopted on July 23 and signed into Public law 915 on August 2, 1956.

For his patriotic aid and interest, Senator Knowland received an Award of Commendation from the NSDAR Continental Congress in April of 1956.

North Carolina has a special interest in the story of how Constitution Week came to be signed into law because Miss Gertrude S. Carraway is the only North Carolinian ever to be elected to the position of President General of the National Society Daughters of the American Revolution. She served from 1953-1956. She was a lifelong resident of New Bern, North Carolina.

**AN ORDINANCE TO AMEND SECTIONS 46-76 AND 58-23
OF THE CODE OF ORDINANCES
OF THE TOWN OF WEDDINGTON
O-2011-12**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTIONS 46-76 AND 58-23 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

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

(g) *Culs-de-sac.* Permanent dead-end streets shall not exceed 600 feet in length in conventional subdivisions unless necessitated by topography or property accessibility and if the town council grants a modification per section 46-15. In conservation subdivisions, culs-de-sac may be greater than 600 feet in length in order to prevent the degradation and development of primary and secondary lands within the subdivision, thereby conserving the integrity of the conservation subdivision by preserving open space in an unaltered state. Culs-de-sac in conservation subdivisions shall not inhibit emergency vehicular access. The planning board shall review the sketch plan and existing resource and site analysis plan for a conservation subdivision that proposes culs-de-sac greater than 600 feet in length. Measurement shall be from the point where the centerline of the dead-end street intersects with the center of a through street to the center of the turnaround of the cul-de-sac. The distance from the edge of pavement on the vehicular turnaround to the right-of-way line shall not be less than the distance from the edge of pavement to right-of-way line on the street approaching the turnaround. Culs-de-sac must be terminated with a circular right-of-way not less than 90 feet in diameter for curb and gutter section with not less than 37 feet of pavement from center to face of curb, and not less than 100 feet in diameter for shoulder section with not less than 40 feet of pavement from center to outer edge of pavement. Cul-de-sac designs other than the "Bulb" end design with a circular right-of-way will be subject to the approval of the Division Engineer of the Division of Highways, North Carolina Department of Transportation and the town council after review on an individual basis. Culs-de-sac in conventional subdivisions shall not be allowed where connection with an existing street is possible.

In certain cases where connectivity is either not possible or not recommended, the Town may require the installation of one or more emergency access gates. The homeowner's association is responsible for the maintenance, testing and repairs of all functions of emergency access gates. An annual inspection and test of the gate shall be performed and the results submitted to Town Hall. Any homeowner's association that is found to be in violation shall be required to maintain a service agreement with a qualified contractor to ensure year round maintenance and to submit a copy of the service agreement to Town Hall.

Sec. 58-23. Planned residential developments.

- (6) The maintenance and upkeep of any guardhouses or entry structures, and subdivision walls, fences or berms located at the external periphery of the PRD, as well as the maintenance and upkeep of any private streets in the PRD, shall be the sole responsibility of the developer and/or any duly incorporated and active homeowners' association. Accordingly, any bond accepted by the town per subsection 46-49(b) for a PRD subdivision shall be calculated using the construction costs of all

such facilities (in addition to the cost of streets as provided in subsection 46-49(b)) and shall remain in place until the town council is satisfied (in its own exclusive discretion) that the homeowners' association is controlled by individual lot owners other than the developer (which generally the town council shall not deem to have occurred until one year, at a minimum, after a homeowners' association is incorporated and active) and has made necessary assessments for, and has otherwise taken over the full responsibility of, maintaining and repairing such streets and facilities. The decision to release such bonds shall rest entirely within the town council's discretion and shall be made based upon the homeowners' association's financial ability to properly maintain and repair these streets and facilities. After the bond is released by the town council, the homeowners' association shall be required to submit to the town, by January 15 of each calendar year, the names, addresses and telephone numbers of all duly elected members of its board of directors as well as a copy of its annual financial statements showing, at a minimum, the amount of funds budgeted to maintain such streets and facilities. In the event the town council, in its discretion, believes the homeowners' association is not adequately maintaining or repairing the streets or facilities or is not making assessments necessary to cover the cost of said maintenance or repairs, it may, after holding a hearing, require the homeowners' association to provide a bond as required in subsection 46-49(b). The hearing described above, shall be duly noticed by publication as provided in this chapter and by mailing notice of the hearing to at least one officer (according to the most recent list of officers the town has received) of the homeowners' association or to the homeowners' association's registered agent at least ten days before the hearing. The homeowners' association's bond may be eliminated, modified, or reinstated at the discretion of the town council after a hearing notice as described above.

(7) Subdivisions which have an entrance gate are subject to the following regulations:

The homeowner's association will provide the access code to the gate and an emergency contact number to the fire department, the Union County Sheriff and other emergency services and will be responsible for maintenance, testing and repairs of all functions of the gate. An annual inspection and test of the gate system shall be performed and the results submitted to Town Hall. Should there be a problem with the operation of the entrance gate, the gate shall remain open and accessible until the gate is repaired and tested. Any homeowner's association that is found to be in violation shall be required to maintain a service agreement with a qualified contractor to ensure year round maintenance and to submit a copy of the service agreement to Town Hall.

Adopted this 12th day of September, 2011.

Nancy D. Anderson, Mayor

Attest:

Amy S. McCollum, Town Clerk

**AN ORDINANCE TO AMEND SECTIONS 38-62, 58-147, 58-270,
58-5, 58-295, 58-301, 58-302, 58-303 AND 58-305
OF THE CODE OF ORDINANCES
OF THE TOWN OF WEDDINGTON
O-2011-13**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEDDINGTON THAT SECTIONS 38-62, 58-147, 58-270, 58-5, 58-295, 58-301, 58-302, 58-303 AND 58-305 OF THE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Sec. 38-62. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Approval authority means the town council or other board or official designated by ordinance or this article as being authorized to grant the specific zoning or land use permit or approval that constitutes a site specific development plan.

Site specific development plan means a plan of land development submitted to the town for purposes of obtaining one of the following zoning or land use permits or approvals:

- (1) Conditional use permit (article III, pertaining to conditional uses, of chapter 58, zoning).
- (2) Subdivision as defined in chapter 46, pertaining to subdivisions.
- (3) Conditional zoning permit (Chapter 58-271, pertaining to conditional zoning districts).**

Notwithstanding the foregoing, neither a variance, a sketch plan nor any other document that fails to describe with reasonable certainty the type and intensity of use for a specified parcel or parcels of property shall constitute a site specific development plan.

Zoning vested right means a right pursuant to G. S. 160A-385.1 to undertake and complete the development and use of property under the terms and conditions of an approved site specific development plan.

Sec. 58-147. - General requirements.

- (a) Any lighted sign or lighting device shall be so oriented as not to cast light upon a public right-of-way so as to cause glare, intensity or reflection that may constitute a traffic hazard or a nuisance, or cast light upon adjacent property that may constitute a nuisance.
- (b) Lighted signs shall employ only devices emitting a light of constant intensity, and no signs shall be illuminated by a flashing, intermittent, rotating or moving light.
- (c) No electric sign shall be so located with relation to pedestrian traffic as to permit such sign to be easily reached by any person. The bottom of such sign shall be located a minimum of ten feet above the grade immediately under said sign, if the sign is within 15 feet of the edge of the street right-of-way.

(d) The area of a sign shall be measured by measuring one face of the entire sign including any border or trim and all of the elements of the matter displayed, but not including the base or apron, supports or other structural members. The area of a double face sign shall be the area of one face of the sign.

(e) Nonconforming signs shall be subject to the provisions contained in section 58-112

(f) Fencing, scoreboards, and structures in the athletic fields may be utilized for customary signs, and all such signs shall be directed solely towards users of the facility. Such individual signs, whether temporary or permanent, shall not exceed 32 square feet in size and shall be permitted by the zoning administrator in the manner of other permanent, attached (on-structure) signs under section 58-148, or temporary signs under section 58-151, without amendment to the conditional use permit **or conditional zoning permit** so long as compliance with all standards in this chapter are met.

Section 58-270

(g) The zoning administrator shall transmit any decision of the planning board to the town council. Once action has been taken by the planning board or the time for action by the planning board has expired, the town council shall, no later than their next regularly scheduled meeting, consider calling for a public hearing or a requested conditional use permit, **conditional zoning permit**, zoning change, or other matter providing for public hearing under this chapter. Notification of the public hearing shall be made in the following manner:

(1) A notice shall be published in the newspaper having general circulation in the area once a week for two successive weeks, the first notice to be published not less than ten days, nor more than 25 days prior to the date established for the hearing. In computing such time the date of publication is not to be included but the date of the hearing shall be included.

(2) A notice shall be conspicuously placed in the town hall not less than ten days nor more than 25 days before the date established for the public hearing. However, failure to post a notice as provided by this section shall not invalidate any action taken with regard to the application.

(3) A notice shall be prominently posted on the subject property or on an adjacent public street or highway right-of-way. When an application concerns multiple parcels, a posting on each individual parcel is not required, but sufficient notices shall be posted to provide reasonable notice to interested persons.

(4) A notice shall be sent by first class mail to all owners of parcels of land abutting the subject property. The owners shall be identified by county tax listings and the notice shall be sent to the last address listed for each owner on the county tax abstracts. The notice shall be deposited in the mail at least ten, but not more than 25, days before the date of the public hearing. In computing notice periods under this section, the date of mailing is not to be included, but the date of the hearing shall be included.

(5) A notice shall be sent by first class mail to the owner of the subject property. The owner shall be identified by county tax listings and the notice shall be sent to the last address listed for the owner on the county tax abstracts. This notice shall be deposited in the mail at least ten, but not more than 25, days before the date of the public hearing. In computing notice periods under this section, the date of mailing is not to be included, but the date of the hearing shall be included.

(6) The zoning administrator shall certify that the requirements of subsections (g)(1)—(g)(4) of this section have been met. The town shall charge the applicant a separate fee to cover costs incurred.

Sec. 58-5. Zoning districts established.

In order to achieve the purpose of this chapter, the following districts, based on the concepts and proposals of the land development plan of the town, are hereby established. In addition to the primary uses which are permitted by right or through the issuance of a conditional ~~use~~ **zoning** permit, other uses, including accessory uses, off-street parking and signs, are permitted as listed in this chapter:

(1) *R residential districts.* These districts are established to encourage the retention of existing farms and low density residential areas, which are compatible with the land development plan concept of retaining the suburban, rural character of the community.

Residential development must be restricted to a sufficiently low density since there is no public water supply and development is dependent upon septic tanks on individual lots for sewage disposal. In order to provide for a healthful, rural environment, residential development must continue in a large lot, low density fashion.

- a. *R-80 single-family and agricultural.* This district allows for agricultural uses and single-family residential development. The minimum lot size is 80,000 square feet.
- b. *R-60 single-family and agricultural.* This district allows for agricultural uses and single-family development. The minimum lot size is 60,000 square feet.
- c. *R-40 single-family and agricultural.* This district allows for agricultural uses and single-family residential development. The minimum lot size is 40,000 square feet.
- d. *R-40(D) two-family development.* This district allows duplexes on lots with a minimum size of 40,000 square feet. This district was established to regulate one specific geographical area in the town. Since the area has been developed recently and contains a number of duplexes, the town does not want to label the area with a nonconforming status. However, in adhering to the policies and goals contained in the land development plan, the town has no intention of creating any other duplex districts elsewhere in the town. The concern with this type of residential development is that the higher density is in conflict with the low density and single-family character of the town.
- e. *R-CD residential conservation district.* The purpose of this district is to promote conservation subdivisions and encourage the preservation of open space and unique environmental features in the town, including, but not limited to, viewsheds, forestland, farmland, historic sites, steep slopes, rock formations and land adjacent to parks. Incentives are included in the R-CD district to encourage conservation subdivisions in the future by allowing residential lot sizes smaller than those found in other zoning districts in the town.
- f. *R-E residential district.* This district allows single-family residential development with a minimum lot size of 20,000 square feet. This district is established to regulate subdivisions that are annexed by the town and do not meet any existing zoning district. Since these lots are existing, the town does not want to label the area as nonconforming. However, in adhering to the policies and goals contained in the land development plan, the town has no intention of creating any other of these districts elsewhere in the town. The concern with this type of residential development is that the higher density is in conflict with the low density character of the town.

(2) *B business districts.* These districts were established before conditional zoning was available for use by municipalities. The town has no intention of creating any other of these districts elsewhere in the town. Conditional zoning districts are available for future retail, commercial and business.

- a. *B-1 general business district.*
 - 1. This district is established to provide an area for neighborhood business without undue conflict with, detriment to, or disruption from nearby land uses or zoning districts.
 - 2. This district is designed primarily for retailing of merchandise such as groceries, drugs and household items for furnishing certain personal, business, and professional services for the convenience of residents of the

town area. This district is located at an accessible location with respect to traffic circulation in order to conveniently serve the resident population. All permitted uses locating in the B-1 district shall have a maximum gross floor area of 3,000 square feet. Uses otherwise permitted within this zone which exceed a gross floor area of 3,000 square feet may be permitted on a conditional ~~use~~ **zoning** basis only.

b. *B-2 local shopping center district.* This district is established to provide for the controlled development of more intense retail and service uses designed to serve the immediate town area. Certain uses will be permitted on an individual use basis only. The purposes of a planned local shopping center district is to provide for an orderly arrangement of convenience and comparison shopping outlets and adequate off-street parking and other amenities. However, local shopping centers are allowed in this district only on a conditional use basis. This zone is not shown on the zoning map of the town at the time of the adoption of the ordinance from which this chapter is derived.

(3) *Conditional zoning district.*

a. The conditional zoning district process allows for the establishment of certain uses that, because of their nature or scale, have particular impacts on both the immediate area and the community as a whole. The development of these uses cannot be predetermined or controlled by general district standards. In order to accommodate these uses, this section establishes specific development standards for these uses that allows for flexibility in development while protecting existing nearby areas. The process for approval of a conditional zoning district is explained in section 58-271. The rezoning of any parcel of land to a conditional district should be a voluntary process initiated by the property owner. Any application to rezone an area to a conditional zoning district shall be reviewed in light of the goals, objectives and implementation strategies of the town land use plan and all other plans and regulations officially adopted by the town council. The review process established in this part provides for the accommodation of such uses by a reclassification of property into a conditional zoning district, subject to specific conditions which ensure compatibility of the use with the use and enjoyment of neighboring properties and in accordance with the general plans of development of the town.

b. *B-1(CD) general business district.* The B-1(CD) general business district is hereby established as a conditional zoning district. The B-1(CD) district is intended to provide an area for a neighborhood business without undue conflict with, detriment to, or destruction from nearby land uses or zoning districts. These districts were established before conditional zoning was available for use by municipalities. The town has no intention of creating any other of these districts elsewhere in the town. Conditional zoning districts are available for future retail, commercial and business. Any development or redevelopment occurring after August 1, 2010, shall comply with MX development standards.

This district is designed primarily for retailing of merchandise such as groceries, drugs and household items for furnishing certain personal, business, and professional services for the convenience of residents of the town area. This district is located at an accessible location with respect to traffic circulation in order to conveniently serve the resident population.

c. *B-2(CD) local shopping center district.* The B-2(CD) local shopping center district is hereby established to provide for the controlled development of more intense retail and service uses designed to serve the immediate town area. Certain uses will be permitted on an individual use basis. The purpose of a planned local shopping center district is to provide for an orderly arrangement of convenience and comparison shopping outlets and adequate off-street parking and other amenities. These districts were established before conditional zoning was available for use by municipalities. The town has no intention of creating any other of these districts elsewhere in the town. Conditional zoning districts are available for future retail, commercial and business. Any development or redevelopment occurring after August 1, 2010, shall comply with MX development standards.

d. *MX mixed-use district.* The MX mixed-use district is hereby established as a conditional zoning district. The MX mixed-use district is intended as a limited use district with a very high level of design control including both site and building features. It is designed to allow a variety of office, commercial and limited residential uses only in carefully considered locations requiring a high level of design control by the town. Each site proposed for MX mixed-use district zoning must be evaluated by the town council as to its appropriateness for such designated use. Factors to be taken into consideration include, but are not limited to, accessibility, surrounding uses, site design including building arrangement, aesthetics, signage, height, size and elevation design, traffic impact within the proposed development and the surrounding service area including vehicular and pedestrian circulation and parking area design and location, setbacks, buffer effectiveness and stormwater management. It is the intent of the district to encourage high quality design and innovative arrangement of buildings, parking and open space. Because of the nature of all the factors listed, the approval of a location for the MX mixed-use district is at the sole discretion of the town council and in no way implies that any other site will be found acceptable for similar designation.

(4) *E-D educational district.* This district is established to provide for the specific circumstances and needs of the educational institutions, (limited to elementary, middle and high school) within the town's jurisdiction. The uses permitted within this district shall be limited to those of an educational nature for the necessary operation of the educational institutions. Requirements specific to this district are listed in article II, section 58-61 of this Code. Discontinuation of any school shall result in the loss of the educational district zoning and will initiate a rezoning back to the original zoning district. Additionally, discontinuation of any school after five years will require the property owner to remove the buildings.

Section 58-295. - Compliance with federal standards.

The town recognizes that a tower cannot be prohibited, nor can a conditional ~~use~~ **zoning** permit be denied on the basis of environmental or health concerns relating to radio emissions if the tower complies with the Federal Radio Frequency Emission Standards. The town requires that the applicant must provide documentation proving that the proposed tower complies with the Federal Radio Frequency Emission Standards.

Section 58-301. - Increasing tower height.

Normal maintenance and repair of the structure can be completed without the issuance of a conditional ~~use~~ **zoning** permit. Co-location of additional providers to an existing tower or an upgrade of the equipment on an existing tower requires review and approval by the zoning officer to ensure the tower will continue to

satisfy this ordinance and other applicable requirements. Notwithstanding any other language in this section, any change to an existing tower that will increase the tower's height, alter the tower's lighting, or alter the painting or exterior appearance of the tower requires the issuance of a new conditional ~~use~~ **zoning** permit for the tower.

Section 58-302. - Freestanding signs.

Freestanding signs are prohibited. Wall signs, limited to identification area, shall be allowed on equipment structures or fences surrounding the telecommunication tower, provided it does not exceed nine square feet in size. Any signage must be specifically addressed in the conditional ~~use~~ **zoning** application and permit.

Section 58-303. - Proof of insurance.

The provider must show proof of adequate insurance coverage for any potential damage caused by or to the tower prior to the issuance of a conditional ~~use~~ **zoning** permit. Once approved, documentation of adequate insurance must be provided to the town every 12 months.

Section 58-305. - Conditional ~~use~~ zoning permit application requirements.

All applications for a conditional ~~use~~ **zoning** permit for a telecommunication tower must include the following information, in addition to any other applicable information contained in this chapter:

- (1) Identification of intended provider;
- (2) Radiated signal strength and direction of signal;
- (3) Documentation by a registered engineer that the tower has sufficient structural integrity to accommodate more than one user;
- (4) A statement from the provider indicating intent to allow shared use of the tower and how others will be accommodated;
- (5) Evidence that the property owners of residentially zoned property within 300 feet of the site, in addition to adjacent property owners, have been notified by the applicant within 14 days of the public hearing. This notification should include the date and time of the public hearing, as well as the proposed tower height and design;
- (6) Documentation that the telecommunication tower complies with the Federal Radio Frequency Emission Standards;
- (7) Screening, if applicable, must be shown on the site plan detailing the type, amount of plantings and location;
- (8) Documentation of collapse area; and
- (9) Documentation that the provider has explored all means for stealth tower locations and co-location opportunities, which must accompany requests for new towers.

Adopted this 12th day of September, 2011.

Nancy D. Anderson, Mayor

Attest:

Amy S. McCollum, Town Clerk

TOWN OF WEDDINGTON

MEMORANDUM

TO: Weddington Town Council

FROM: Amy S. McCollum, Town Administrator/Clerk

DATE: September 7, 2011

SUBJECT: Rescinding Award of Landscaping Bid

At your August 8, 2011 meeting, the Town Council awarded a bid for landscaping maintenance of the medians and shoulders for Providence, Hemby, Rea and Weddington Roads. Following the award and before contract execution, Staff notified the contractor that the Town was reconsidering its landscaping contract requirements and had decided to rebid the landscaping opportunity. At that time the contract language had not been finalized and a contract had not been signed. Staff notified the contractor on August 15 to refrain from incurring any expenses relating to the contract opportunity and also instructed the contractor that he could submit a bid for consideration. The Town, however, has paid the contractor for all invoices received to date.

TOWN OF WEDDINGTON

MEMORANDUM

TO: Weddington Town Council

FROM: Amy S. McCollum, Town Administrator/Clerk

DATE: September 7, 2011

SUBJECT: Bids for Landscaping of Medians and Shoulders

The Town received the following bids for landscaping maintenance (described further in Exhibit A):

A to Z Farms	\$23,400.00
Cameron's Inc.	\$25,000.00
Daryl's Lawn Care	\$27,600.00
Gruesome Grass Lawn Care Bid	\$25,416.00
Smith Grounds Management	\$40,320.00
Twin Sparrows, LLC	\$23,400.00

Please approve a contractor for this work contingent upon the Town Attorney preparing and reviewing the proper contract.

EXHIBIT A

1. Cut grass along shoulders 10' – 15' behind sidewalks and medians as marked on attached map. Grass will be cut as needed or as deemed necessary to maintain a high degree of curb appeal. Grass will be cut bi-weekly during the accepted normal growth period except when weather dictates otherwise.
2. Edge all curbs, sidewalks, and medians as needed during the growing season. Normally, once monthly edging will suffice to maintain a manicured appearance.
3. Weedeating around tree beds, signs, and along banks will be done after each mowing.
4. Clean all grass and debris from walkways, curbs, driveways, and/or streets after mowing and edging operations.
5. Police grounds to remove trash, limbs, litter prior to mowing. (There will be an extra charge for labor time of any excessive littering.)
6. Weeds in joints of concrete and beds around trees will be treated with herbicides.
7. Maintenance of Mulched beds, trees and shrubs are NOT included in this contract.
8. During the fall season, leaves will be blown from the grassed areas and removed from the maintained ground area.
9. During winter months, grounds will be policed periodically for trash and debris. Paved areas will also be blown clear.
10. Remove all dead plants and trees under 6" in diameter within the primary maintenance area. All contract tree removal will occur between November 1 and March 30, unless otherwise jointly agreed.
11. Perform work in a professional manner and minimize the inconvenience to management and/or resident.
12. Provide adequate supervision of employees to insure complete and satisfactory performance.
13. Groundskeeper will have periodic communications with management and/or resident to maintain satisfactory for both parties.

TOWN OF WEDDINGTON

MEMORANDUM

TO: Weddington Town Council

FROM: Amy S. McCollum, Town Administrator/Clerk

DATE: September 8, 2011

SUBJECT: Weddington Town Monuments

The Downtown Core Committee met on August 3, 2011 to discuss and consider the location of the Town Gateway Markers. Please see attached discussion at that meeting. The Committee recommended placement of the marker between the 5th and 6th light pole (near the current Weddington Dental Adopt-a-Highway Sign) as you enter Weddington and before you get to the Highgate Subdivision. The Committee also recommended that the other marker be placed at Providence Road and Ennis Road. Highgate has advised that if the Town places the marker at the above mentioned location that they would allow the Town to place it on their property. Property owners would have to be approached regarding the Providence/Ennis site.

Excerpt from Minutes:

Item No. 7. Review and Consideration of Location of Town Gateway Markers. Mr. Mike Simon, President of the Highgate Homeowners Association addressed the Committee. He stated, "Thank you for what you are trying to do as the Downtown Committee. Weddington has a lot of potential. I would love to see a place for people to gather. I have talked to Scott several times about the marker and where to place on our property. If you come down Providence Road, just as you enter Weddington by the fifth or sixth telephone pole would be the right place that you would want to announce that you are coming into Weddington. The first impression that people see is the Highgate entrance and the crepe myrtles. We have spent a lot of money on our entrance since NCDOT widened the road. The one issue that we have is that right across from our entrance is a vegetable/fruit stand. It is covered by blue tarps and a mixture of hodge-podge items. That is what people are seeing. A thriving stand would be different. Another problem after Highgate is a two-story home that has been a project for three to four years with plywood against the door and a huge dumpster beside the house. You go further down and there is an orange ranch house that does not have a front yard and shows remnants of a garden. You are spending a lot of time and effort to identify a downtown area and this is what people are seeing on the main road. The other concern that we have is there are rumors that many businesses are leaving the shopping center. The one place that is the bright place is the Highgate Community. The rest I do not think gives you what you want to see. I am here to advocate putting the gateway marker between the fifth and sixth telephone pole near the Weddington Dental Adopt-a-Highway Sign and ask that you start working on other things that I mentioned."

The Committee discussed the properties that Mr. Simon mentioned and questioned the zoning of the properties. It was advised that there was a past variance case on the parcel that allows the sale of produce but there was concern that it has grown to selling items such as bird houses, flowers, etc. The Committee advised that Mr. Simon's concerns would have to be addressed by the Planning Board and Town Council.

Items discussed:

- § The markers have been built and they can be moved if locations change in the future.
- § Mr. Bizzell discussed that the Town is taking the "street furniture" and moving it closer together. He recommended compressing the images closer together and to connect drive time to the core of the Town. Mr. Bizzell felt that it would be better to see the Highgate Entrance and then the marker. Mr. Simon felt that if the marker was placed past their entrance it would appear that Highgate was not located in Weddington and the markers would be closer to the houses that are unsightly.
- § If you are looking at the most beautiful places on Providence Road it would be Misty Meadows and the Highgate Entrance.
- § If the Committee decided to place the marker near Misty Meadows due to the location of the fence in the right of way the Committee may have to work with the subdivision Meadows at Weddington to place the marker on their property.
- § There was much discussion as to whether to place the markers closer to the downtown area or farther out.
- § A possible location for the third marker could be on Rea Road instead of Weddington-Matthews Road.

For the record, Vice-Chairman Smith was excused to leave the meeting due to a prior engagement.

Mr. Thomisser moved to place the marker at the location noted by Mr. Simon and to place the other marker in the general vicinity of Ennis and Providence Roads. Mr. McKee seconded the motion, with votes recorded as follows:

AYES: Taylor, Steele, Thomisser, McKee and Pace
NAYS: Chairman Buzzard

Mayor Pro Tem Daniel Barry moved to approve the Union County Water Tower Conditional Zoning Application and requested that the balance of the property be deeded over to the Town of Weddington for the use as a park/open space. Mr. Barry also found that the approval of this application meets the reasonableness and consistency of the current Land Use Plan.

1. All engineers (USI-Bonnie Fisher) comments must be addressed and completed prior to any construction;
2. Applicant must apply for NCDOT Driveway Permit for proposed driveway along Providence Road;
3. Lot line revision plat must be approved and recorded by the Union County Register of Deeds prior to any construction;
4. Applicant must consider additional screening/buffering/landscaping closer to Providence Road to reduce the visibility of the water tank from the road (Applicant has included a revised landscape plan showing vegetation along Providence Road).

History

Union County Water Master Plan

2005 Update is the 1st mention of an Elevated Storage Tank located in Weddington

July 30, 2007 HDR recommended:

Original Site Alternatives

- In the July 30, 2007 memorandum from HDR, the company engaged by Union County to survey potential locations for the Weddington Water Tower, eight (8) proposed sites were presented for the water tower project. Of those sites, two (2) sites were immediately eliminated from consideration. Of the remaining six (6) sites, locations were ranked based on economic feasibility and site characteristics, as indicated below at Figure 1.



History continued

The HDR memorandum did not present the proposed site of 345 Providence Road South stretching to 28173 Providence Road as a potential site for the 1.5 million gallon elevated water tower.

In the original survey, the following parameters were used as the basis for recommendations: surrounding environment; acreage; accessibility; elevation and topography; and costs. In addition, the original survey selected locations in the northern section of the evaluation area due to a higher concentration of residential areas in the south, thus recognizing the county and city's desire to have the location of the water tower away from residential settings. However, despite these parameters, the proposed site is in the southern portion of the evaluation area and abuts residential areas.

History Continued

- ▣ On January 13th of 2010 - Union County Public Works requested a Conditional Use Permit for a 156' Elevated Water Storage Tank Proposed to be Located at 1929 Weddington Road - Parcel #06-150-074 which was site 4 on the HDR recommended proposed sites for a water tower.
- ▣ The Weddington Town Council voted not to grant the conditional use permit

History Continued

- ▣ May of 2010, the current proposed site was one of three that were reviewed.
- ▣ August 8th, 2011 Union County Public Works requested a Conditional Zoning Permit Application
- ▣ The Weddington Town Council voted to grant the application enabling a water tower to be erected in a 100% residential area. The closest commercial site is almost a mile away.

History Continued

- ▣ Honestly, this water tower is for Western Union County and the location though less than ideal has a willingly seller. I would prefer to here "How can we provide water and water pressure to the surrounding towns, minimize any negative effects to property values and aesthetics and keep safety issues at a minimum vs. hearing "Well it has to go somewhere" .
- ▣ Please consider a water tank.

Negative Economic Impacts of a 198' Water Tower Placed in Residential Areas

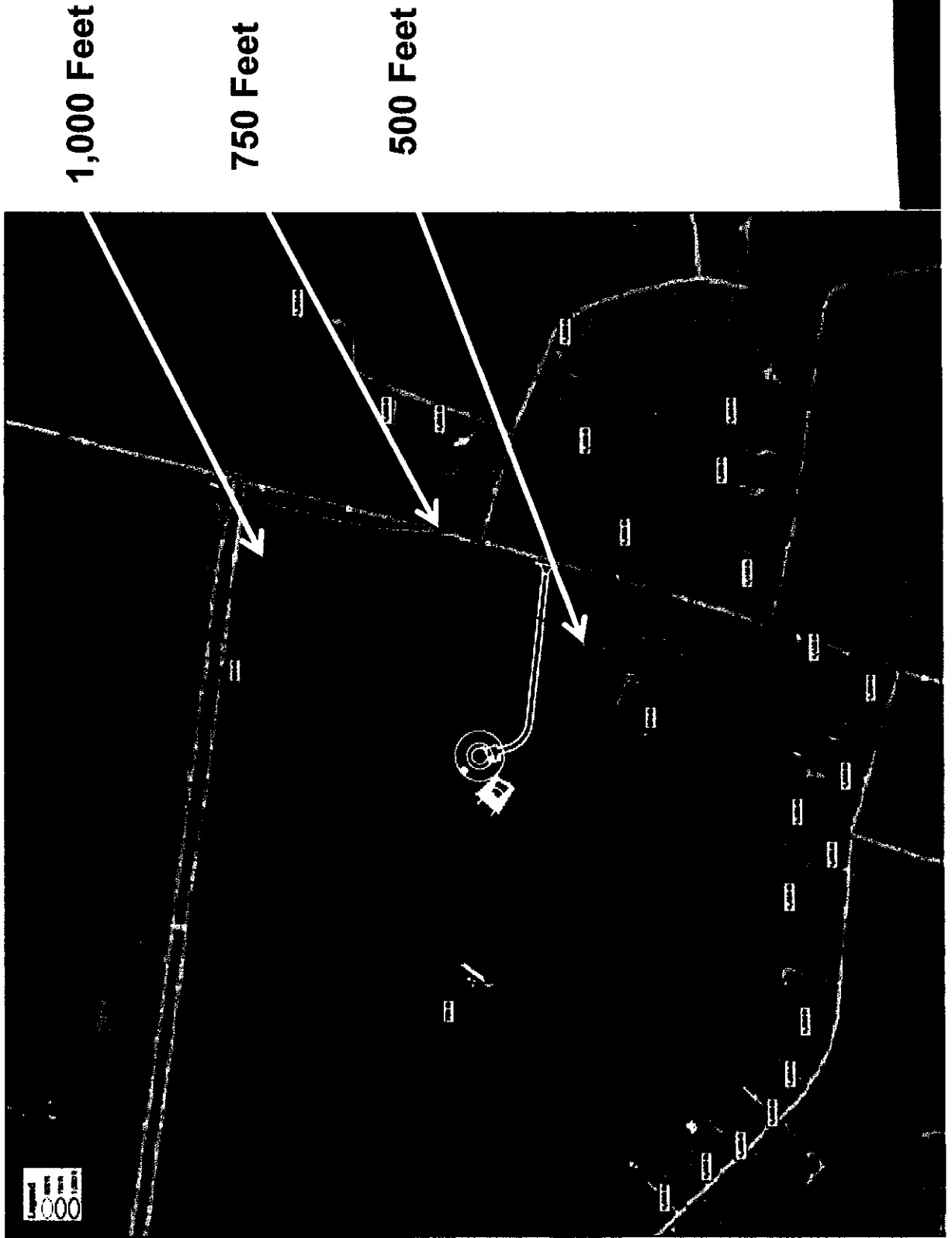
You are all aware of the negative economic impacts to the surrounding neighborhoods and property owners as a result of the 198' water tower. This is not a common nuisance that other property owners have to contend with; this has already sent buyers to other parts in and outside of our community. Stratford on Providence has already experienced a buyer walk away due to the impending water tower. This is just the beginning of negative economic impacts. Personally, my husband and I along with others have questioned and scaled back extensive renovations to our homes simply because we will never see any return on our investment should the tower become a reality. Our apprehensions are justifiable since our homes generally constitute the single largest investment most of us will ever undertake. Does this have to happen? – No, there are alternatives available.

Between Providence Acres, Stratford on Providence, The Love residence, the Hudson's, and the Hemby family properties our collective estimated tax values (not re-sale) are approximately \$102.5 million dollars. This figure does not include the other outlying subdivisions and homeowners who will also likely be in view of this proposed tower. Should you estimate our loss in this depressed market at a conservative figure of 10%-15%, we are looking at a collective decrease in property values of \$10-\$15 million (based on current tax values). Does it have to be a large unsightly tower? – No it doesn't, there is another more responsible way to go about this.

Weddington is primarily a residential community with unique character. This is something that is becoming hard to find and highly sought after. People have said time and time again they would like to see that atmosphere maintained. A water tower will open the door for commercial projects, and other unwanted infringements. The mindset will be to put it where the water tower is since the area is already scarred. The location of the water tower is also situated at the entrance to our town from the South if coming from Waxhaw, as well as the West if coming from Marvin/Ballantyne areas. It will be the first thing potential home buyers see as they enter Weddington and our subdivisions. There are no other communities in Southern Mecklenberg and Northwestern Union Counties that have a 198' water tower greeting them as they enter.

Is there another solution to fix the problem that doesn't negatively impact the property values in the area – yes there is! We simply ask that you consider the ground level tank alternative with is a much lower profile and can be easily screened off by landscaping and would avoid the negative financial impact on the neighboring communities and homeowners. The ground level tank is a win/win for the community and Public Works, as the water pressure issues will be solved and the area will have its irreplaceable unique character and home values preserved.

Site Distances





Although the following scenario took place in 2009, with underwriting becoming more and more stringent realistically the water tower could become an issue, limiting the financing options for potential homebuyers. FHA / VA are a majority of the loans written in the current marketplace, if these types of loans are not going to be an option for the properties located within 1,000 feet or in direct view of the tower, this will severely shrink the pool of available buyers and harm the marketability of those properties.

FHA/VAInfo

Learn about various loan programs, credit, and other topics
<http://www.fhainfo.com/forum/>

Underwriting Issue - Water Structure

<http://www.fhainfo.com/forum/viewtopic.php?f=13&t=572>

Underwriting Issue - Water Structure

Page 1 of 1

by **pjdicke**

Posted: **Tue Nov 17, 2009 8:39 pm**

We have a lender that we were going with that said they would not approve the loan because of this large city water structure next door. It is a large water reservoir of some type that is governed/owned by the City of Norcross, GA. And it's about as far away as an average neighbor would be next door. It was the underwriters decision to not approve the loan, this is what our mortgage broker told us. The reason we were given is that somewhere within the FHA loan documents it states that the property can not be close to water structures or other things similar to this. My question is... is this true? Does it state somewhere in the FHA Loan requirements that the property can not be close to such structures and why? Where does it say that and what is it exactly it can't be close to, water towers, water tanks, old rusty water drum, private own, city owned?

if anyone can answer these questions it would help me understand. I am thinking someone isn't doing their job and just doesn't want to work with us.

Re: Underwriting Issue - Water Structure

by **dsemmler**

Posted: **Wed Nov 18, 2009 11:30 pm**

The issue is marketability of the property. The property has what is known as external obsolescence. That basically means something outside that affects its value.

Unless the appraisal can provide several comps that have this same issue, then the lender is not going to do this loan.

On the bright side, there are lots of houses out there and maybe you can find one that does not have this negative influence. Think about it, this will probably be a harder house to sell down the road when you are selling.

Look for another home.

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<http://www.phpbb.com/>

All times are UTC - 5 hours [DST]
Page 1 of 1

Ground Level Water Tank Alternative

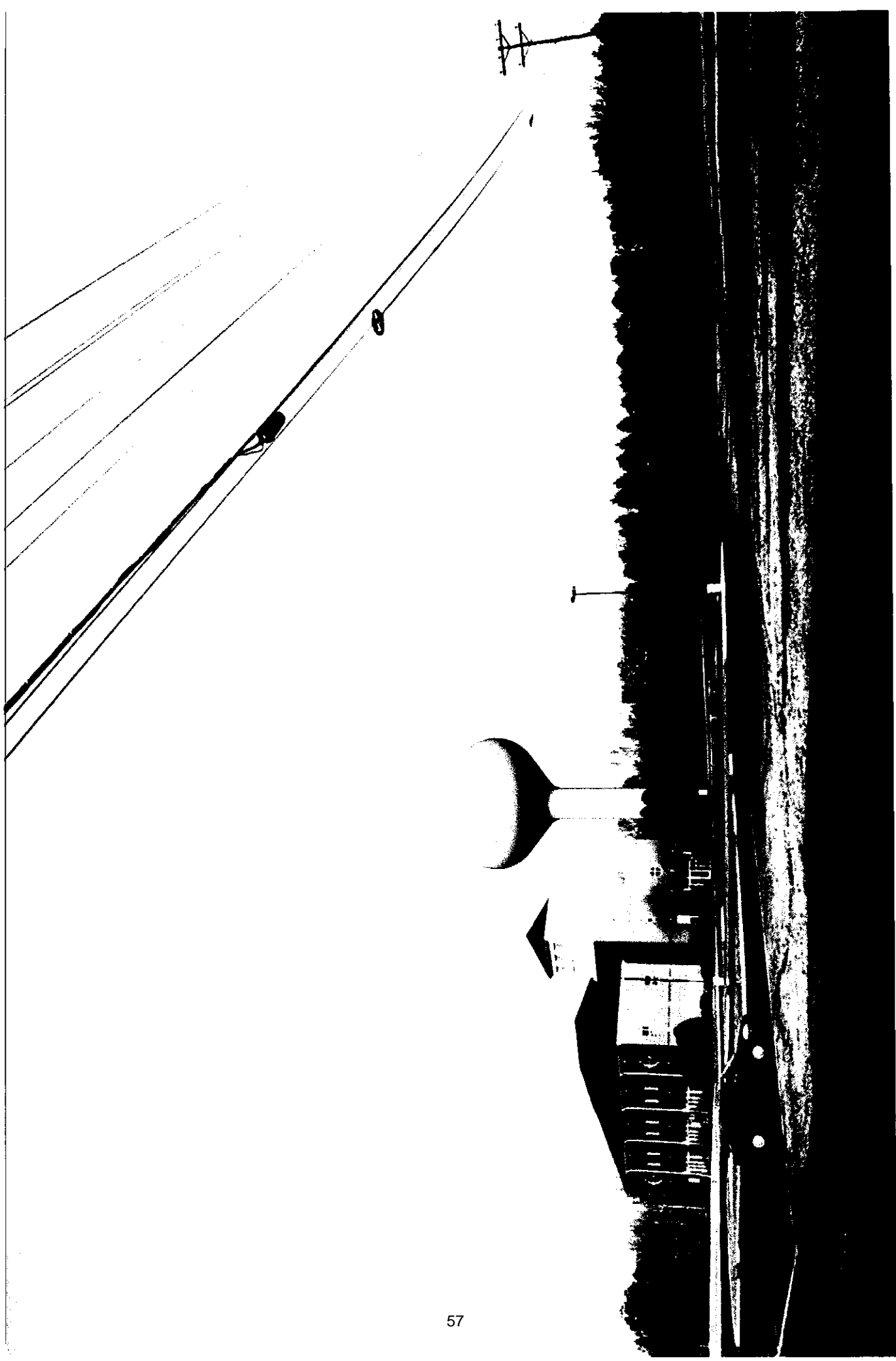
I would like to discuss the advantages of a ground level storage tank system vs. a 198' water tower.

This option is a viable solution that would eliminate having a 198' tall eyesore in the middle of a residentially zoned area. We estimate the tank would be approximately 50' tall (**25% of the proposed water tower height**), which can easily be screened off by berms and landscaping. The 12 mile creek facility (off NC-16 & Kensington Dr.) is a prime example of the solution we are requesting that the county commission consider. We have provided a conceptual sketch in your binders of a ground level tank on the land with and without landscaping. As you can see it sits below tree lines and would blend into the surrounding area vs. living in the shadows of a 198' water tower.

The technology and know-how is available to make this happen. As county commissioners you have the ability to move this solution forward. As citizens concerned for the welfare of its community, we strongly encourage you to consider the above ground tank solution. The ground level tank provides a win-win outcome. Water pressure concerns get resolved and property values are retained.

As county commissioners ask yourselves this... Does placing a 198' water tower really make sense for your constituents? Does it cause undue harm to the surrounding property values? There is an alternate solution available. We ask that you explore the ground level tank solution.

Thank you for your consideration.



Conceptual sketch of above ground tank

(view from entrance to Stratford subdivision)



Conceptual sketch with landscaping

(view from entrance to Stratford subdivision)



Following is correspondence from Dennis Frady, Assistant Utilities Director in Hendersonville, NC; and Ed Yarboro a representative from N/S Carolina Storage Systems. Both reference cost and additional information pertaining to ground level storage tanks.

From: DFrad@CityofHendersonville.org
To: rogerh19335@aol.com
Sent: 9/6/2011 1:54:38 P.M. Eastern Daylight Time
Subj: Water Storage Tanks

Dear Mr. Hawk

In response to your request for information pertaining to our use of Ground Storage Tanks the following information is gladly provided. The City of Hendersonville operates a water distribution system serving approximately 28,000 connections in and around the Hendersonville City Limits. The terrain within our system is somewhat mountainous and in order to maintain water service at acceptable pressures our system had to be divided into multiple pressure zones. The City currently has twenty storage tanks located throughout our system and all but one of these tanks is a ground storage tank. The one elevated tank that we have is scheduled to be replaced with a ground storage tank next year. The City has several types of tanks in our system and have determined that based on the cost of the maintenance and upkeep of the tanks we now require all new tanks built in our system to be Aqua-Store glass fused [ground level] to steel or an approved equal.

If you have any questions or would like to discuss our experience please feel free to contact me at 828-697-3072.

Thank you,

Dennis L. Frady

Assistant Utilities Director

City of Hendersonville

From: nscarolina@carolina.rr.com
To: RogerH19335@aol.com
CC: nscarolina@carolina.rr.com, scotthuneycutt@co.union.nc.us
Sent: 9/2/2011 5:06:43 P.M. Eastern Daylight Time
Subj: Roger Hawk- Weddington 1.5MG potable storage

Mr. Hawk,

Please find attached the requested photos of ground storage tanks with VFD (Variable Frequency Drive) pump systems as we have discussed. The costs associated with the ground storage tank and VFD pumps normally come in 35% to 40% less than your elevated tanks. This will vary based on system design and design needs. The photos are representative of systems we have built in North and South Carolina.

The pumping system we have used has been designed and provided by Carolina Pumpworks with offices in Beaufort, SC and Hendersonville, NC. (Robert Pruitt, Beaufort Office, 843-441-2494. Scott Hale, Hendersonville Office, 803-917-9798) The numbers provided are their cell numbers and they would be a good resource on operation and maintaining pressures within a system.

I have also attached some literature on our Aquastore glass fused to steel tank. This product requires no maintenance that you would expect from welded steel, concrete and other painted storage vessels. We would welcome the opportunity to provide additional information on these products as your project moves forward.

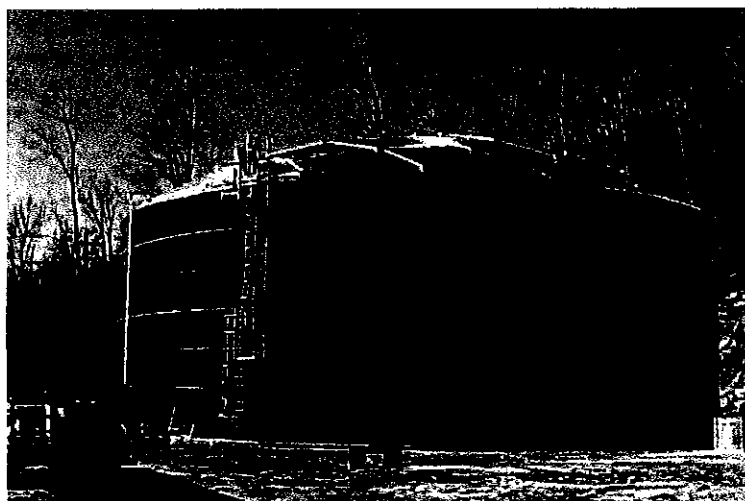
Please review these pages and feel free to give me a call if additional questions arise? The large tank shown with fence around it is located in Hendersonville, NC and is a 1.5mg tank. The dimensions are 93ft in diameter and 33 ft tall.

Regards,

Ed Yarboro

N/S Carolina Storage Systems, Inc.
838 Wallace Grove Drive
Shelby, NC 21850
704-482-2401(office)
704-487-1909(fax)
704-472-1780(cell)
nscarolina@carolina.rr.com

Samples Of Above Ground Storage Tanks



BOCC Previous Actions

- First and foremost, we understand the need for increased static water pressure in the North end of Weddington. Which will not only help those citizens, but will allow for future growth.
We are not asking for a site location change, since that decision has been made. We are asking for the county to review and pursue the option of an above ground storage tank system instead of a 198' water tower.
- Our view is that precedent has been set for the Board of County Commissioners to help in revising/directing Public Works projects.
- The 12 Mile Creek Odor Control project is an example of the Union County Board of Commissioners approving a public works renovation project for the town and residents of Waxhaw.
- The wastewater treatment facility was already in place when the land surrounding it was developed. The people who bought those properties knew or should have known they were moving near a wastewater treatment plant. The county stepped in and spent \$4.7 million dollars on a project to control the odor from the plant by capping the tanks and "scrubbing" the outgoing air. (see Union County Board of Commissioners meeting minutes from 9/15/2008)
- We hope that Weddington citizens would be given the same opportunities that residents of Waxhaw have already received.
- Our view is that the neighborhoods of Providence Acres (est.1986) and Stratford on Providence(est. 2004) were in place before this project was initiated. We believe that putting an above ground storage system will reduce the loss in property values in all the neighborhoods surrounding the project site.
- Thankfully this board respects land owners rights and chooses to limit the use of eminent domain. Which speaks to the county doing the right thing. The county purchased more land than was actually required for this project in order to do right by the seller. Shouldn't the landowners surrounding the site be treated with the same consideration and respect?
- What the Board of County Commissioners does for one town, should be done for other towns within the county.
- We respect the tremendous responsibilities that face the Union County Board of Commissioners. Your decisions should hold true to regardless of changes in board members and leadership. Previous board actions are used to direct current and future board decisions.

Photo of 12 Mile Creek Wastewater Treatment Facility



**The following is a letter to Mayor Nancy Anderson
From property owner Melvin Graham upon
hearing of the possibility to change the tower into
a ground level tank.**

**This email communication is presented to you with
permission of Mr. Graham.**

From: Mel Graham [mailto:mel@grahamenterprises.org]
Sent: Wednesday, August 31, 2011 1:41 PM
To: 'mayoranderson@townofweddington.com'
Subject: Water Tower

Dear Nancy,

Thank you for your hard work serving on the Weddington Town Council. I know it's not an easy job and I thank you for your service.

I'm writing you to ask for your consideration and support of making the recently approved water tower a ground level tank. It has come to my attention that for some additional cost the Town of Weddington has the ability to make this happen.

This is a very easy problem to solve and something that can be fixed. A lower tank could easily be screened off with nice landscaping and would be visually pleasing and virtually non-existent. I realize that the County and area residents desperately need the water pressure and think it's a great idea. It would really be a shame not to take advantage of this opportunity to do away with the proposed 180 foot tall water tower and turn it into a low profile ground tank which could be screened off.

Thanks again for your consideration and support.

Sincerely,

Mel

Melvin F. Graham, mel@grahamenterprises.org

President

Graham Enterprises

2701 Coltsgate Road, Suite 300

Charlotte, NC 28211

704-552-5338 - Telephone

704-552-5511 - Fax



TOWN OF WEDDINGTON MEMORANDUM

DATE: 9/12/2011
TO: NANCY ANDERSON, MAYOR
TOWN COUNCIL
CC: AMY MCCOLLUM, TOWN CLERK
FROM: JORDAN COOK, ZONING ADMINISTRATOR/PLANNER
RE: UNION COUNTY WATER TOWER UPDATE

- The Union County Elevated Water Storage Tank was approved by the Weddington Town Council on August 8th with the following conditions:
 1. All engineers (USI-Bonnie Fisher) comments must be addressed and completed prior to any construction;
 2. Applicant must apply for NCDOT Driveway Permit for proposed driveway along Providence Road;
 3. Lot line revision plat must be approved and recorded by the Union County Register of Deeds prior to any construction;
 4. Applicant must consider additional screening/buffering/landscaping closer to Providence Road to reduce the visibility of the water tank from the road.

In addition to the aforementioned conditions, Mayor Pro Tem Daniel Barry requested that the balance of the property be deeded over to the Town of Weddington for the use as a park/open space.

- The Union County Board of County Commissioners (BOCC) discussed a ground level water storage tank at their September 6th meeting. At that meeting the BOCC asked that their staff work with Weddington's attorney regarding the ground level tank.
- After consulting with the Town Attorney, he advised that the Town Council proceed as follows:
 - September 12 Town Council Meeting-
 - § Town Council to table redesign of water storage tank discussion (agenda item 10F) to September 19 meeting.
 - September 19 Town Council Meeting-
 - § Town Council to clarify August 8th motion regarding the balance of property being deeded to the Town for use as a park/open space.
 - § Town Council to discuss support for water storage tank design.
 - October 10 Joint Town Council Meeting with the Board of County Commissioners-
 - § Detailed discussion with Board of County Commissioners regarding water storage tank design, specifically funding.

SCHEDULE OF FEES ZONING AND SUBDIVISION ADMINISTRATION	
Code of Ordinances	\$175.00 plus shipping and handling
Zoning Confirmation	\$5.00
Floodplain Development Review	Reimbursement of Engineering Fees
Application for temporary structure permit (Section 58-13(1) & 58-13(2))	\$50.00
Application for temporary use permit for sales for civic organizations, etc... (Section 58-13(3)a)	\$25.00
Application for temporary use permit for public events (Section 58-13(3)b)	\$100.00
Application for permit for subdivision sales office	\$100.00
Application for conditional use permit in hardship cases (Section 58-14a)	\$250.00
Application for conditional use permit for mobile classrooms (Section 58-14c)	\$350.00 + Notification
Application for conditional zoning district (Section 58-271)	\$1,500.00
Application for conditional zoning district minor amendment	\$500.00
Application for temporary sign permit (Section 58-151)	\$25.00 – Non-profit organizations as recognized by the IRS are exempt
Application for permanent sign permit (Section 58-147 thru 58-153)	\$35.00
Land Use Plan or Map Amendment	\$250.00
APPLICATION FOR ZONING PERMIT(S)	
a. Residential	\$100.00
b. Non-residential	\$250.00
c. Non-residential – up-fit	\$50.00
d. Accessory or Agricultural	\$25.00
e. Additions	
1. Minor, no more than 25% or 500 square feet total (unheated)	\$25.00
2. Minor, no more than 25% or 500 square feet total (heated)	\$50.00
3. Major	\$100.00
Application for renewal of zoning permit:	\$100.00
APPLICATION FOR CERTIFICATE OF COMPLIANCE	
a. Residential	\$100.00
b. Non-residential	\$250.00
c. Accessory or Agricultural	No Charge
d. Additions	
1. Minor, no more than 25% or 500 square feet total	No Charge
Application for variance (Section 58-234) and Modification of Subdivision Ordinance (Section 46-15)	\$650.00 + Notification
Appeal of decision of zoning officer to Board of Adjustment (Section 58-208(6), 58-209(4)) and Application to Board of Adjustment for interpretation of ordinance)	\$200.00
Application for amendment to zoning ordinance/Zoning Map Change	\$650.00 + Notification
Approval of changes to subdivision lots	
Per each subdivision	
a. 1 to 2 lots	\$100.00
b. 3 to 5 lots	\$200.00
c. 6 to 10 lots	\$300.00
Telecommunication Tower Engineering and Surveying Fee	Cost to Town + \$650.00 administrative fee
Annual Biosolids Land Application Permit Fee	\$30.00 for the first acre and \$20.00 for each additional acre
Notification of Affected Property Owners	

21-50	\$50.00
51-100	\$100.00
Over 100	\$200.00
SUBDIVISION FEES	
<u>MINOR SUBDIVISION</u>	
Preliminary Plat Submittal - Subdivision Containing Up to 3 Lots	\$150.00 per Lot
Pre-Submittal Sketch for Easement Lot	\$100.00
Final Plat Submittal - Subdivision Containing Up to 3 Lots	\$50.00 per Lot
<u>MAJOR SUBDIVISIONS</u>	
Residential Conservation District (R-CD) Pre-Sketch Plan Conference	\$150.00
Sketch Plan Review	\$250.00 per Lot
Preliminary Plat Submittal	\$250.00 per Lot
Final Plat Submittal	\$100.00 per Lot
Site or Field Inspection	\$70.00/hr.
Copying Fee	\$.05 per copy

5/9/11

TOWN OF WEDDINGTON

MEMORANDUM

TO: Weddington Town Council

FROM: Amy S. McCollum, Town Administrator/Clerk

DATE: September 7, 2011

SUBJECT: **Town Hall Pavilion/Landscaping Plan**

Please find attached the following materials relative to this subject:

- § Copy of Diagram showing Community Pavilion and Stage
- § Copy of Landscaping Plan
- § Worksheet Detailing the Community Park and Events Facility's Function and Statistics
- § Worksheet Detailing a Proposed Cost Estimate for the Project
- § Information regarding the Parks and Recreation Trust Fund (PARTF)

The following are excerpt from the minutes of the Downtown Core Committee and Park and Advisory Board Meeting regarding the plan:

PARKS AND RECREATION ADVISORY BOARD

Item No. 4. Review and Discussion of Town Hall Landscaping Plan/Community Pavilion and Stage.

Councilmember Jerry McKee advised the Board that at the retreat the Council requested that the Town hire a landscape architect to come up with a plan for what to do with the back portion of the Town Hall property. Mr. McKee reviewed the following wish list for the facility and statistics for the area and then explained the plan in detail:

- § Open area for large events
- § Areas for small events
- § Safety and privacy
- § Park like atmosphere
- § Town Hall needs
- § Handicap accessibility
- § Preserve existing drainage and berm

Statistics:

9,000 Sq. Feet Open Area/25 Square Feet = 360 People

9,000 Sq. Feet Open Area/16 Square Feet = 560 People

25 Additional Spaces Along Access Road

6 Additional Spaces at Pavilion

Pavilion = 1,200 square feet

Porch = 600 square feet

Stage = 22 ft. x 26 feet

Items discussed:

- § The magnolia tree and garage would come down if plan is constructed.
- § Landscaping plan calls for mature plantings.
- § Street lights around perimeter of the access road is shown on the plan with low voltage lighting around garden area. It was advised that any lighting would have to conform to the Town's Lighting Ordinance.
- § Chairman Belcher was concerned if there was enough lighting for a night event and that additional lighting may be needed on the Weddington-Matthews Road side of the property.
- § Chairman Belcher questioned whether a new flag pole was included in the plan. Mr. McKee advised that it was not.
- § Vice-Chairman Buzzard discussed the new "Events Park" opened by Indian Trail that sits on about one acre. Indian Trail is approximately three times larger in population. He advised that Indian Trail was able to partner with the local businesses in building their facility with very little cost to them.
- § Matthews Stumptown Park is about 1 ½ acres.
- § Chairman Belcher questioned whether the Town would allow some type of artwork to be displayed if an individual donated it. Mr. McKee advised that would be a Council decision.
- § The proposed area could accommodate every event the Town currently holds except Weddstock.
- § Members questioned if there was an estimate of the cost of the project. Mr. McKee advised that he is still working on getting estimates for the project.
- § Members wanted the area to have speakers for amplification due to complaints in the past about not being able to hear at events.
- § Possibly revisit applying for parks grant for this project.
- § Individuals discussed that the possible open space near the proposed water tower may be an area to study in the future for a park opportunity.
- § Downtown Core Committee approved the concept.

Board members felt that this area would be used by the public and would be a great addition.

DOWNTOWN CORE COMMITTEE

Item No. 4. Review and Consideration of Weddington Town Hall Landscaping Plan/Community Pavilion and Stage. Mr. Jerry McKee advised that during the Town Retreat the Council gave him the responsibility of coming up with a plan for doing something with the back portion of the Town property. He stated, "The Town hired Mr. Fielding Scarborough to design a plan. He is here tonight to go over the plan with you."

Mr. Scarborough discussed the following wish list for the facility and statistics for the area and then explained the plan in detail:

- § Open area for large events (Tree Lighting)
- § Areas for small events (Easter Egg Hunt, Family Picnics)
- § Safety and privacy (Fencing)
- § Park like atmosphere (Covered Shelter, Benches, Picnic Area, Garden Area, 22' x 27' Stage, Water Feature)
- § Town Hall needs (Kitchen, Storage Space and Restroom Facilities)
- § Handicap accessibility
- § Preserve existing drainage and berm

Statistics:

9,000 Sq. Feet Open Area/25 Square Feet = 360 People

9,000 Sq. Feet Open Area/16 Square Feet = 560 People

25 Additional Spaces Along Access Road

6 Additional Spaces at Pavilion

Pavilion = 1,200 square feet

Porch = 600 square feet

Stage = 22 ft. x 26 feet.

Other items discussed:

- § Mr. Scarborough advised that the magnolia tree in the back would have to be taken down to allow for this plan to be constructed.
- § There is evergreen screening proposed along with flowering shrubs that have color all year long. They will be mature plantings from 7 to 12 feet in height. A tree would also be planted for annual tree lighting.
- § The fountain is level with the ground and would be a lot of fun for children to play in. It is a “green fountain” and the water is recycled.
- § Parking is added along the access road. The Committee questioned how pedestrians would access the area from the shopping center. Mr. Scarborough advised that it would be great to have flared steps coming up to the area but due to the steep slope and drainage area that it would be difficult to do and the property owner of the shopping center would have to allow it since it is not the Town’s property. Members discussed that the shopping center owners have been willing in the past to assist because this type of project would help the local businesses.
- § Current sprinkler system would need to be extended to irrigate all of the plantings.
- § Mr. Thomisser discussed the past surveys that have been done by the Town and results indicated that individuals wanted a gathering spot.
- § Mr. McKee advised that he is still gathering estimates on what this project would cost to complete.
- § Members discussed the success that the Town has had with the Easter Egg Hunt and Tree Lighting but felt that this area would not accommodate Weddstock.
- § The plan could be done in phases.
- § Members discussed concern with such a small space but thought the concept was the best with the area that was available to work with.
- § Chairman Buzzard was concerned with sending a recommendation to Council without knowing cost figures. Mr. McKee advised that the Council makes the budget decisions but asked that the Committee endorse the concept and the Council would understand that the Committee only looked at the project conceptually.

Vice-Chairman L.A. Smith moved to send a favorable recommendation to the Town Council with the following recommendations:

- § Maximum Open Space wherever possible
- § Move Weddington Corners Shopping Center Sign to the other side of the access road
- § Contact Weddington Corners regarding adding corner access to the area
- § Make bathrooms unisex

Mr. Thomisser seconded the motion, with votes recorded as follows:

AYES: Taylor, Steele, Thomisser, McKee, Pace, Vice-Chairman Smith and Chairman Buzzard
NAYS: None

Notes:

It is the responsibility of the landscape contractor to verify plant and material quantities on the landscape planting plan. The landscape plan shall take precedent over this Plant and Materials List. The landscape designer shall be notified whenever discrepancies are found.

It is also the responsibility of the landscape contractor to make certain that all planting beds are well drained. If drainage problems are discovered, the owner or the landscape designer shall be notified before any plants are installed. If poor soil conditions or other environmental problems are encountered, the landscape designer or owner shall be notified so that plant substitutions or other changes may be made. If required, drainage work shall be an extra to the original landscape installation contract.

Before installation, approval of this design and any construction permits required should be obtained by the owner or contractor from appropriate neighborhood architectural review committees or local governmental authorities. It is the responsibility of the owner to verify that the design conforms to any restrictive neighborhood covenants or deed restrictions.

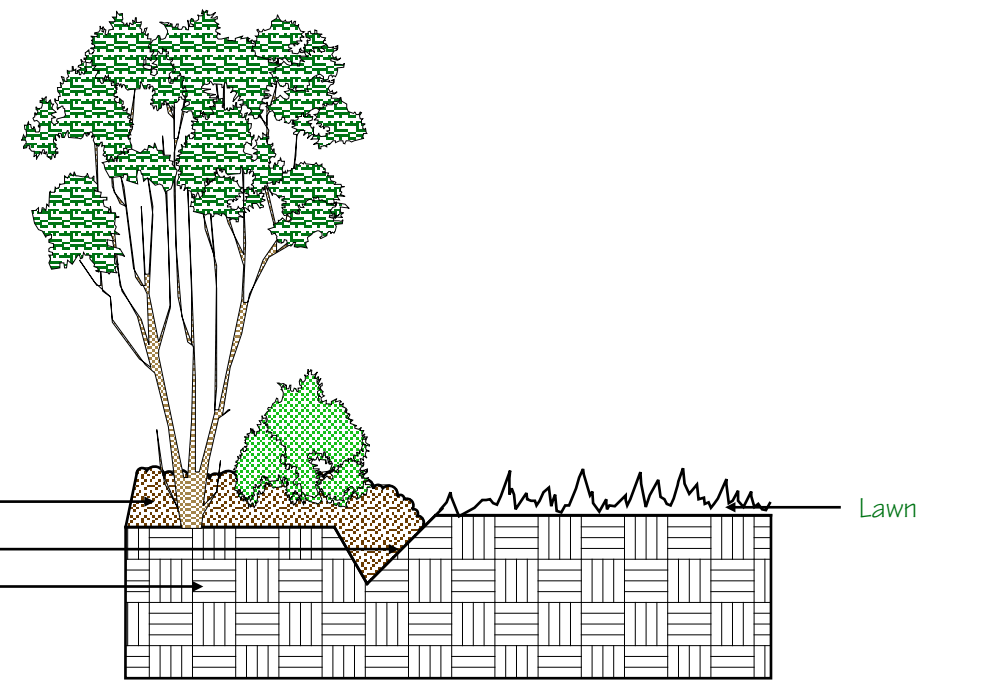
Structural integrity remains the sole responsibility of the contractor. The contractor shall be responsible for sizing and quantifying all fastening devices (bolts, nuts, screws etc.) for dimensioning all concrete footings and for sizing all reinforcing bars and/or wire mesh to achieve this end. The contractor assumes all liability for structural integrity and guarantees against failures.

It is the responsibility of the contractor to verify all structural dimensions on site and to contact the landscape designer if discrepancies are found or if site conditions require modifications in the design.

Plants near existing trees should be "pit planted" to avoid damage to existing tree roots. Tilling and spreading of soil over roots should be avoided.



Fountain Example



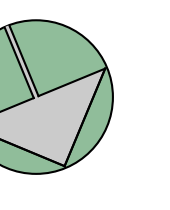
EDGING DETAIL
NOSCALE

WEDDINGTON TOWN HALL

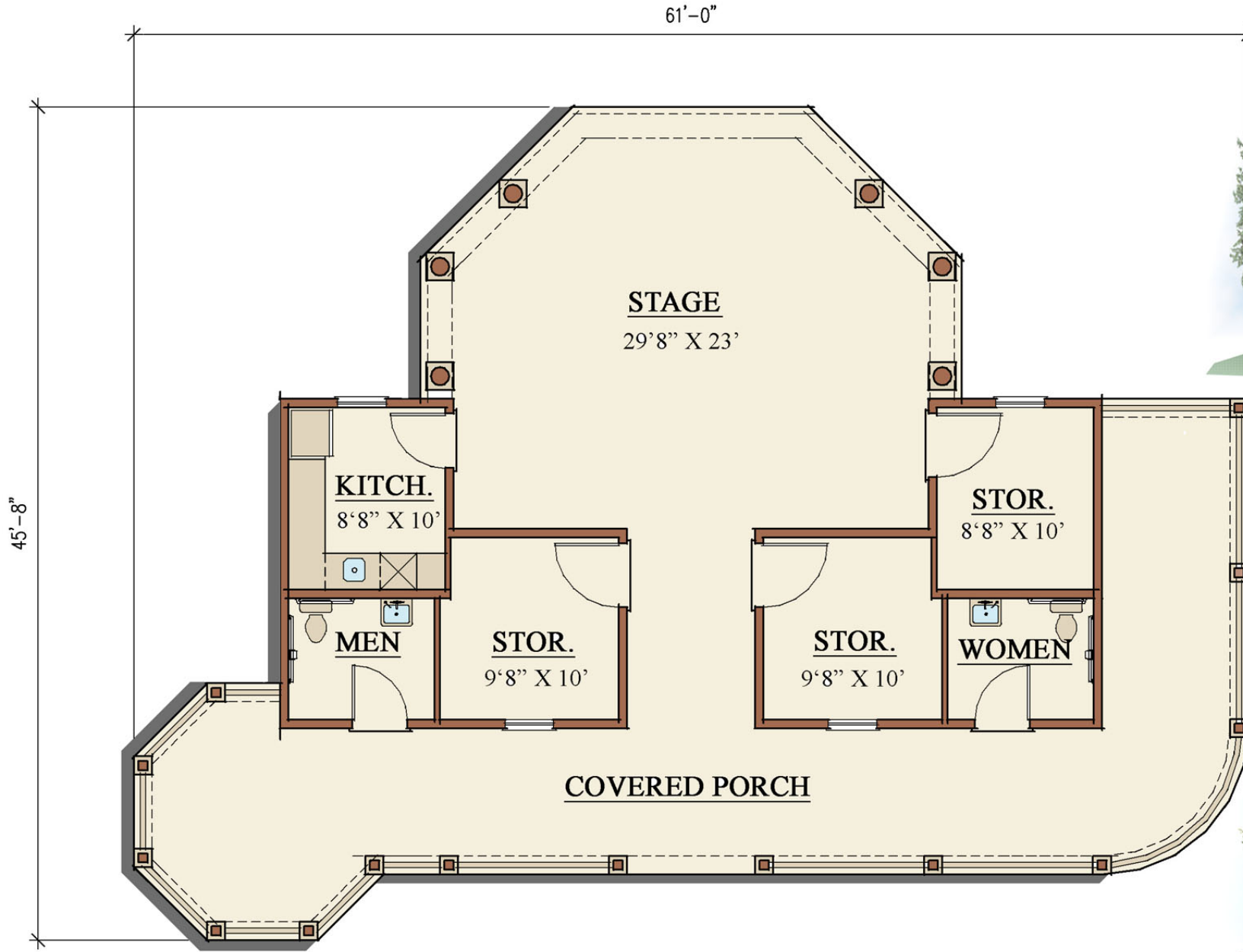
1924 WEDDINGTON ROAD
WEDDINGTON, NORTH CAROLINA

Preliminary Landscape Plan
NOT FOR CONSTRUCTION
FIELDING SCARBOROUGH, ASLA
LANDSCAPE PLANNING & DESIGN
6101 Bismarck Lane
Charlotte, NC 28270
(704) 846-4064

May 17, 2011
Revised 6/7/11
Revised 6/8/11
Revised 6/13/11
Revised 6/23/11



SCALE 1" = 10'



PRELIMINARY FLOOR PLAN
SCALE: 1/8" = 1'-0"



ELEVATION STUDY - PARKING LOT VIEW



ELEVATION STUDY - STAGE VIEW

FIELDING SCARBOROUGH, ASLA
LANDSCAPE PLANNING & DESIGN
6101 Bittersweet Lane
Charlotte, NC 28270

(704) 846-4064
fscarborough@carolina.rr.com

COMMUNITY PAVILION & STAGE

Weddington Town Hall
1924 Weddington Road
Weddington, NC

June 22, 2011
74

8510 McAlpine Park Drive
Suite 204
Charlotte, North Carolina
704/366-3639
704/364-9578 FAX
www.fortune-architects.com



WEDDINGTON TOWN HALL COMMUNITY PARK AND EVENTS FACILITY

"Form Ever Follows Function" - Chicago Architect Louis Sullivan

FACILITY'S FUNCTION (Wish List)

Open Area For Large Events:

- Christmas Tree Lighting (Permanent Tree)
- July 4th Celebrations
- Outdoor Concerts
 - Covered Pavilion
 - Pavilion Should Match Victorian Style of Town Hall
- Easter Egg Hunt
- Sports and Recreation Area (Soccer, Touch Football etc.)
- Inviting Access From Shopping Center Parking Areas
- Add Street Parking Along Access Road
- Add Proper Drainage

Areas For Small Events:

- Picnics and Family Gatherings
 - Small Kitchen
 - Permanent Restrooms
 - Shaded Patio For Small Groups
- Pavilion Small Concerts
- Quiet Spaces
- Water Feature

Safety and Privacy

- Fence
- Evergreen Screening

Park Like Atmosphere

- Colorful Plantings
- Screen Shopping Center, Streets and Parking Areas
- Patio For Small Groups
- Water Feature
- Walkways and Benches
- Preserve Large Shade Trees (Except Magnolia)

WEDDINGTON TOWN HALL COMMUNITY PARK AND EVENTS FACILITY

Town Hall Needs

Additional Parking (Shaded)
Storage Rooms

Handicap Accessibility

Preserve Existing Drainage and Berm

Statistics:

9000 Sq. Feet Open Area / 25 Sq. Ft. = 360 People

9000 Sq. Feet Open Area / 16 Sq. Ft. = 560 People

25 Additional Spaces Along Access Road

6 Additional Spaces @ Pavilion

Pavilion = 1200 Sq. Feet

Porch = 600 Sq. Feet

Stage = 22 Ft. x 26 Ft.



North Carolina Parks & Recreation Trust Fund

August 10, 2011

William G. Ross Jr., Chair

Lydia Boesch

Daryle L. Bost

Loretta Clawson

Robert Epting

Ashley B. "Brownie" Futrell Jr.

Cody Grasty

H. Boyd Lee

Philip K. McKnelly

Monroe Pannell

Jennifer D. Scott

John S. Stevens

Hollis Wild

Lisa Wolff

Edward W. Wood

TO: All Municipal and County Managers of North Carolina

SUBJECT: Funding for Parks and Recreation

The North Carolina Parks and Recreation Trust Fund (PARTF) is beginning a new year of providing grants to local governments. Last year, PARTF awarded more than \$7.5 million to cities and counties across the state. A local government can request a maximum dollar-for-dollar grant of \$500,000.

Applicants can apply for funds to acquire land for public parks and build recreational facilities. Funds can also be used to protect the natural and scenic resources or renovate older park facilities.

The General Assembly established PARTF to fund improvements in the state's park system, to fund grants for local governments, and to increase public access to the state's beaches. The Parks and Recreation Authority, a fifteen-member board, was also created to allocate funds from PARTF to state parks and to the local government grants program.

Local and state parks are essential to the quality of life in our North Carolina communities. Since the inception of PARTF, over 350 local governments across the state have used the program to establish or improve parks for their citizens.

I encourage each county and municipality to apply for a grant. The enclosed pages give basic information and requirements for the PARTF program. Your regional Recreation Resources Service (RRS) consultant can provide you with an application or go to www.partf.net. The consultants provide assistance with the grant application including a workshop to be held on September 7, 2011 (workshop time and locations are attached). Completed applications are due on January 31, 2012.

We are pleased to be a part of this exciting program and look forward to working with you to improve parks and recreational opportunities throughout North Carolina.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bill", is written over a horizontal line.

William G. Ross Jr., Chair
N.C. Parks and Recreation Authority

Enclosures

cc: Lewis R. Ledford, Director, NC Division of Parks and Recreation
Local Government Parks and Recreation Directors
Councils of Government

FY 2010-11 NC Parks and Recreation Trust Fund Grants May 2011			
Local Government	County	Project	Grant Amount
Alamance County	Alamance	NC Mountains-to-Sea Trail - Southern Alamance Section	375,000
Ayden	Pitt	Ayden District Park	499,888
Banner Elk	Avery	Tate-Evans Park	213,500
Bath	Beaufort	Lawson's Walk	18,000
Buncombe County	Buncombe	Collier Property Acquisition	285,500
Clayton	Johnston	North Clayton Park - Mountains-to-Sea Trail Trailhead Acquisition	300,000
Concord	Cabarrus	Rocky River Greenway, Northwest Phase	425,000
Conover	Catawba	Conover Station Park	333,744
Enfield	Halifax	Enfield Community Park Phase II	58,000
Farmville	Pitt	Municipal Athletic Park Improvements	176,250
Goldsboro	Wayne	Stoney Creek Park	132,750
Graham	Alamance	Jim Minor Road Land Acquisition	500,000
Harnett County	Harnett	Anderson Creek Park, Phase I	500,000
Iredell County	Iredell	Scotts Rosenwald Park	183,650
North Wilkesboro	Wilkes	Smoot Park Improvements & Trail Link	238,665
Saratoga	Wilson	Saratoga Town Park	41,138
Spindale	Rutherford	Deviney Park Improvements	44,600
Spring Hope	Nash	Spring Hope Park Renovation	55,000
Stanley	Gaston	Harper Park	500,000
Stantonsburg	Wilson	Statonsburg Town Park	100,000
Sunset Beach	Brunswick	Sunset Beach Town Park	400,000
Trinity	Randolph	Center City Park	500,000
Troutman	Iredell	Troutman-ESC Park	500,000
Wake County	Wake	Acquisition of an In-holding Turnipseed Preserve Property	242,161
Walkertown	Forsyth	Walkertown Town Center Park	472,973
Wesley Chapel	Union	Dogwood Park	500,000
		Total	\$ 7,595,819

Parks and Recreation Trust Fund Grant Program for Local Governments Requirements and Resources

Program Summary

- **Purpose:** The Parks and Recreation Trust Fund (PARTF) program provides dollar-for-dollar grants to local governments. Recipients use the grant to acquire land and/or to develop parks and recreational projects that serve the general public.
- **Eligible Applicants:** North Carolina counties and incorporated municipalities are eligible for PARTF grants. Public authorities, as defined by N.C. General Statute §159-7, are also eligible if they are authorized to acquire land or develop recreational facilities for the general public.
- **Eligible Projects:** Applicants can buy park land for public recreation or to protect natural or scenic resources. Applicants can also request money to build or renovate recreational and support facilities. A project must be located on a single site.
- **Maximum Request:** Applicants can request a maximum of \$500,000 with each application.
- **Dollar-for-Dollar Match:** An applicant must match the grant dollar-for-dollar. The appraised value of land *to be donated* to the applicant can be used as matching funds. The value of in-kind services, such as volunteer work, cannot be used as part of the match.
- **Site Ownership or Lease:** The applicant must own or have at least a 25-year signed lease for the property where a PARTF facility will be located. An applicant must submit a copy of the deed or signed lease with the application unless the property will be acquired with the PARTF grant.
- **Public Use:** Property acquired with a grant from PARTF must be dedicated forever for public recreational use. Facilities built or renovated with a PARTF grant are to be used for public recreation for at least 25 years.

- **Incomplete and ineligible applications** will be returned to the applicant and not considered for funding. *Only information received by 5:00 p.m. on January 31, 2012 will be accepted.*
- **Selecting Recipients:** The Parks and Recreation Authority, a board appointed by the Governor and the General Assembly, selects the applicants who will receive a PARTF grant.
- **How to obtain a PARTF application:** An electronic copy of the application is available through the website for the N.C. Division of Parks and Recreation at <http://www.partf.net>. Regional consultants can also send a hard copy of the application to you.

Would You Like Help with Your Application?

- The North Carolina Division of Parks and Recreation provides technical assistance to local governments through a contract with Recreation Resources Service (RRS) at N.C. State University. RRS can help local governments with the application or to discuss the PARTF project you are proposing.
- Attend a workshop and learn how to complete an application. The workshop will be held from 9:00 a.m. until noon on September 7, 2011 at videoconference sites in the University of North Carolina system. To attend, contact the RRS regional consultant for your area.
- Complete the application early - *3 weeks before the deadline* - and give it to your regional consultant for a technical review to insure that your application is complete.

N.C. Parks and Recreation Trust Fund (PARTF) Application Workshop

Purpose: To assist interested local governments in understanding the PARTF grants program and application process. Staff will conduct a workshop to present an overview of PARTF and to provide a detailed explanation of all the requirements for completing an application.

Date and Time: September 7, 2011 from 9:00 a.m. until 12:00 noon

Reservations: Seating is limited and reservations will be on a first-come first-served basis. We request that only one representative per unit of local government attend the workshop. To reserve a seat on-line, please go to:
<http://harvest.cals.ncsu.edu/surveybuilder/form.cfm?testID=12954>
or you can send a fax or an email (indicating the site you will attend) to:

Ms. Mary DeFino
Recreation Resources Service (RRS)
Fax: (919) 513-4531
E-mail: mccgay@unity.ncsu.edu

no later than **5:00 p.m. on September 5, 2011**. In responding, please give the name of the local government, the telephone number and the name of the person who will be attending the workshop.

Workshop Locations:

Appalachian State University (Boone, NC) -Belk Library, Classroom 023 (limit 21)

Center for Marine Sciences and Technology (CMAS-Morehead City, NC)-4th Floor, Teleconference Rm. (limit 25)

Elizabeth City State University -Information Technology Center, Room 128 (limit 13)

East Carolina University (Greenville, NC)- Brody Medical, Rm2E-92 (limit 13)

Mount Olive College-Communications Building, 646 James B. Hunt Dr.

NC State University (Raleigh, NC) - Butler Communications Building, Room 153 (limit 38)

UNC-Asheville - Robinson Hall, Room 129 (limit 22)

UNC-Charlotte - Atkins Library, Room 143 (limit 27)

UNC-Pembroke - Business Administration Building, Room 126 (limit 14)

UNC-Wilmington- Education Bldg. Rm. 266 (limit 26)

Winston-Salem State University- Anderson Center, Room G22 (limit 30)

Sponsors: Recreation Resources Service, NCSU and the NC Division of Parks and Recreation

Local governments are strongly encouraged to contact their Parks and Recreation Consultant to describe the project that they are proposing and discuss the application process. Please see the map of RRS regions to determine your consultant.

Recreation Resources Service: Offices and Staff



WESTERN

LuAnn Bryan
DENR Regional Office
2090 US Highway 70
Swannanoa, NC 28778
828.296.4690 Fax 299.7043
LuAnn.Bryan@ncdenr.gov

CENTRAL WEST

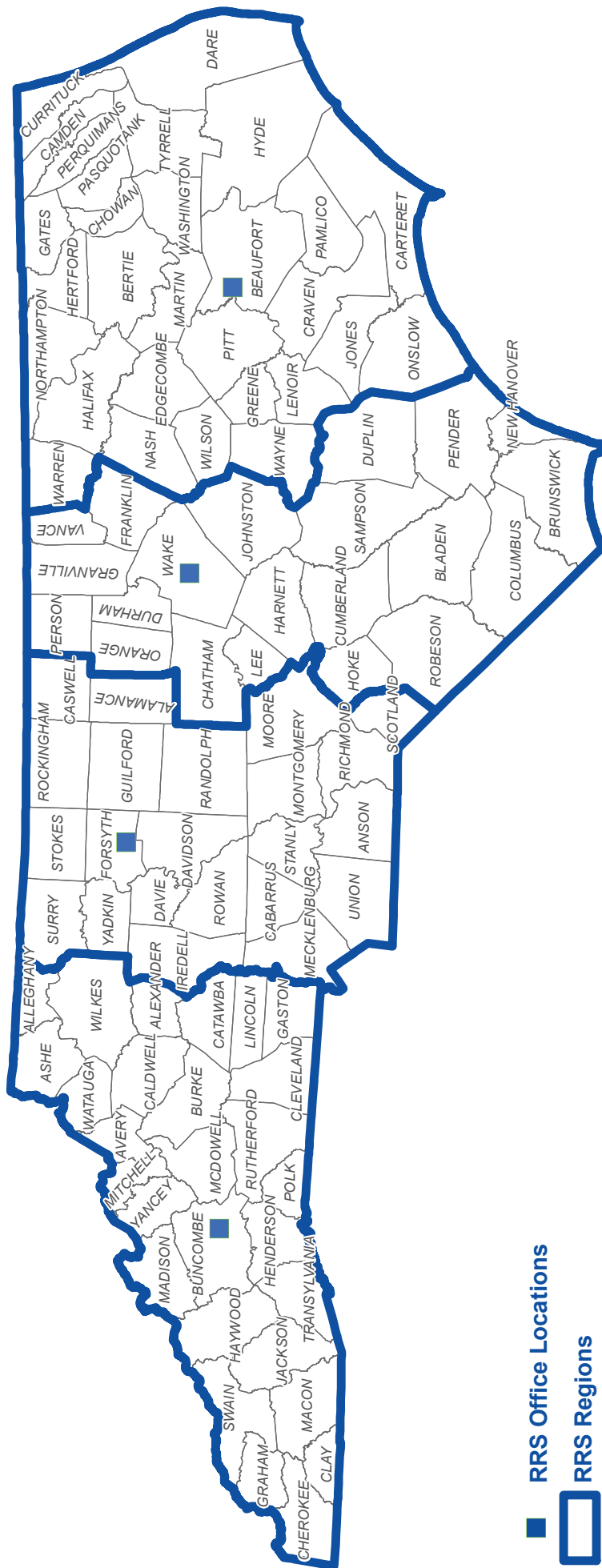
Vonda Martin
DENR Regional Office
585 Woughtown Street
Winston-Salem, NC 27107-2241
336.771.5065 Fax 771.4631
Vonda.Martin@ncdenr.gov

CENTRAL EAST

Nate Halubka
NC State University
Campus Box 8004
Raleigh, NC 27695-8004
919.513.3937 Fax 513.4531
Nate_Halubka@ncsu.edu

EASTERN

Steve Moler
DENR Regional Office
943 Washington Square Mall
Washington, NC 27889
252.948.3888 Fax 975.3716
Steve.Moler@ncdenr.gov



■ RRS Office Locations

□ RRS Regions

RRS Main Office
NC State University
3024 Biltmore Hall
Campus Box 8004
Raleigh, NC 27695-8004
919.515.7118 Fax 919.513.4531



RRS Main Office Staff - NC State University
Pete Armstrong, RRS Director
Pete_Armstrong@ncsu.edu

Charlynn Smith, GIS Research Associate
c_smith@ncsu.edu

WHO WE ARE

Recreation Resources Service is the nation's oldest technical assistance program for parks and recreation agencies in North Carolina. RRS provides technical assistance, applied research, and continuing education for the state.

Services are available to government agencies, citizen boards, civic and service groups, schools, youth agencies, hospitals, senior centers, commercial, and non-profit organizations. Recreation Resources Service can assist you in establishing, improving, and/or expanding recreation and leisure services in your area of North Carolina.

Services are provided by contract between the Division of Parks and Recreation-North Carolina Department of Environment & Natural Resources and The Department of Parks, Recreation & Tourism Management, College of Natural Resources, North Carolina State University. RRS began as a function of the State of North Carolina Recreation Commission in 1943.

MISSION

RRS was established for the specific purpose of providing assistance to public and private segments of the leisure service industry within North Carolina, including municipal and county park and recreation departments, nonprofit agencies, private recreation agencies, recreation consumer groups, and recreation and park board and commission members.

RRS concentrates on four types of service: technical assistance, field administration for the Land & Water Conservation Fund and the Park & Recreation Trust Fund, applied research and continuing education.

OUR TEAM

The work of RRS is accomplished by five full-time staff members, and a part-time GIS specialist. RRS maintains four field offices.

NC STATE UNIVERSITY



RECREATION **RESOURCES** SERVICE

TECHNICAL ASSISTANCE

RRS consultants have provided assistance in 96 of 100 North Carolina counties. Some examples are:

- Assisting communities with planning and public involvement in parks and recreation plans and projects including Master Plans.
- Assisting parks and recreation agencies with agency accreditation from the National Recreation & Park Association
- Establishing a statewide database of land dedication ordinances, master plans, community surveys and other documents to assist parks and recreation departments throughout the state
- Developing conceptual park plans
- Operating a RRS Parks & Recreation email listserve that currently has 145 members who post information requests, and news information



FIELD ADMINISTRATION OF GRANTS

PARKS AND RECREATION TRUST FUND

The Parks and Recreation Trust Fund in North Carolina is principal funding source for state parks, local parks, and recreation projects. The PARTF program provides dollar-for-dollar grants to local governments. Recipients use the grants to acquire land and/or to develop parks and recreation projects that serve the general public.

RRS's grant involvement includes:

- information dissemination
- project inspections
- project application processing
- project conversion resolutions
- closeout processing

LAND AND WATER CONSERVATION FUND

Administered through the NC Division of Parks. Due to very limited funding on recent years, RRS's major focus is limited to inspections of past LWCF projects.

APPLIED RESEARCH

The NC Municipal & County Parks and Recreation Services Study is conducted annually. Data is collected from NC Parks and Recreation Agencies and used to generate special request studies, such as comparable fee structures. Other special projects are undertaken at the request of parks and recreation agencies.

CONTINUING EDUCATION

Educational workshops are offered through RRS at nine sites across the state. Teleconference attendees may earn CEU credits towards professional certification. The service also sponsors a number of other continuing education events including the Carolina Facilities School and the North Carolina Parks and Recreation Director's Conference. E-learning (on-line educational workshops) is also offered by RRS.

OTHER RESOURCES

DIRECTORY

RRS publishes an on-line NC Directory of Parks & Recreation Agencies including: Municipal, County, Academic, Military, National Parks & Historical Sites, NC Cooperative Extension, NC Division of Parks & Recreation, Professional Organizations, Therapeutic & Clinical Recreation Agencies.



JOB SERVICE BULLETIN

RRS provides an online venue for recreation agencies to post positions online and for job seekers to review positions in the recreation related profession.

ONLINE RESOURCES

<http://icnr.ncsu.edu/rrs/>

http://www.ncparks.gov/About/grants/partf_main.php



POLICY FOR AWARDING OF BIDS/CONTRACTS

When purchasing supplies, materials and equipment or for the awarding of contracts for construction or repair work, the General Statutes contain strict laws regulating purchase and construction contracts of local governments. Staff will follow the statutory requirements as outlined in G.S. Section 143-129 et. seq. when performing these duties.

Prior to starting work under a contract with the Town of Weddington, the Town staff shall conduct a background check on the recommended Service Provider. In addition, the recommended Service Provider is required to conduct a background check on each Service Provider employee assigned to work under the Contract, and shall require its subcontractors (if any) to perform a background check on each of their employees assigned to work under the Contract. Each Background Check must include: (a) the person's criminal conviction record from the states and counties where the person lives or has lived in the past seven years; and (b) a reference check.

After starting work under the Contract, the Service Provider shall be required to, on an annual basis, perform a Background Check for each Service Provider employee assigned to work under the Contract during that year, and shall require its subcontractors (if any) to do the same for each of their employees. If the Service Provider undertakes a new project under the Contract, then prior to commencing performance of the project the Service Provider shall perform a Background Check for each Service Provider employee assigned to work on the project, and shall require its subcontractors (if any) to do the same for each of their employees.

If a person's duties under the Contract fall within the categories described below, the Background Checks that the Service Provider will be required to perform (and to have its subcontractors perform) shall also include the following additional investigation:

- § If the job duties require driving: A motor vehicle records check.
- § If the job duties include responsibility for initiating or affecting financial transactions: A credit history check.
- § If job duties include entering a private household or interaction with children: A sexual offender registry check.

The Service Provider must follow all State and Federal laws when conducting Background Checks, including but not limited to the Fair Credit Reporting Act requirements, and shall require its subcontractors to do the same.

The Service Provider shall notify the Town of any information discovered in the Background Checks that may be of potential concern for any reason.

The Town may conduct its own background checks on principals of the Service Provider as it deems appropriate. By operation of the public records law, background checks conducted by the Town are subject to public review upon request.

After review of the documents provided, the Town Council may determine not to proceed with the award of the Contract to the Service Provider, or may rescind or not renew a previously awarded contract due to recency of an offense, seriousness of an offense, disposition of the offense or how the offense relates to the job.

TOWN OF WEDDINGTON

MEMORANDUM

TO: Weddington Town Council

FROM: Amy S. McCollum, Town Administrator/Clerk

DATE: September 7, 2011

SUBJECT: Citizen of the Year Concept

Town Staff was approached by a citizen recommending a person for Weddington Citizen of the Year. The Town currently does not have any guidelines or criteria for this concept. Please advise if you would like for me to proceed in getting examples of guidelines from other municipalities to be reviewed by the Town Council.

Thank you.

TOWN OF WEDDINGTON

MEMORANDUM

TO: Weddington Town Council

FROM: Amy S. McCollum, Town Administrator/Clerk

DATE: September 7, 2011

SUBJECT: Town Hall Signage

The Town requested that Buzz Bizzell create a new design for the Town Hall sign. Due to the increased traffic and removal of hedge/landscaping, we have had a difficult time with the current sign staying mounted. The proposed sign is attached. It does conform to the Town's Sign Ordinance. The cost of the sign including installation is \$3,724.75. The Downtown Core Committee did recommend approval at their August 3, 2011 Meeting. Please see below discussion:

Item No. 5. Review and Consideration of Weddington Town Hall Signage. Mr. Buzz Bizzell reviewed new signage that he developed for the Town Hall. It was advised that the current signage does not match the new street lights and there has been difficulty with the sign coming off in high wind because it is not protected by the previous landscaping/hedge combined with the increased traffic. Mr. Bizzell advised that the sign is metal but it looks like wood and mentioned that the size of the sign is bigger to balance to the size of the Town Hall. Staff will confirm that the sign conforms to the Town's sign ordinance.

Mr. Thomisser moved to send to the Town Council a favorable recommendation on the Town Hall Sign. The Committee requested that if the other historic sign in Town has the word "the" in front of the name of the house to add it to the sign. Mr. McKee seconded the motion, with votes recorded as follows:

AYES: Taylor, Steele, Thomisser, McKee, Pace, Vice-Chairman Smith and Chairman Buzzard
NAYS: None

Quote
#9811



BIZZELLDESIGN

P.O. Box 1809
DAVIDSON, NC 28036
VOICE (704) 896-9787
FAX (704) 895-4295

SEPTEMBER 8, 2011

Client

AMY MCCOLLUM
TOWN ADMINISTRATOR
TOWN OF WEDDINGTON
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104

Project

TOWN HALL SIGNAGE

Scope of Work

ONE: DOUBLE FACED TOWN HALL IDENTIFICATION SIGN BUILT ACCORDING TO THE ATTACHED DRAWING. SIGN PANEL IS FABRICATED FROM THREE LAYERS OF ALUMINUM. THE LETTERING " WEDDINGTON TOWN HALL" IS DIMENSIONALLY CUT FROM 1/4" ALUMINUM AND STUD MOUNTED TO THE BACKGROUND PANEL. THE THOMAS WRENN LETTERING IS APPLIED VINYL. THE POST & ARM STRUCTURE IS 8" X 8" ALUMINUM, PAINTED WHITE WITH DECORATIVE TRIM AND FINIALS.....\$3100.00

NC TAX.....\$224.75

INSTALLATION.....\$400.00

TOTAL.....\$3724.75

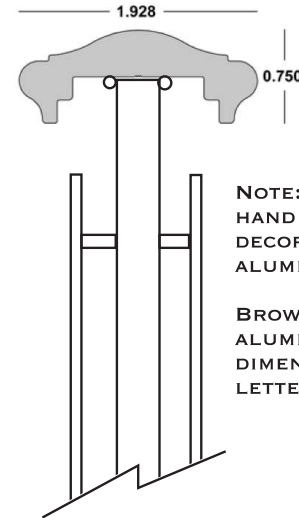
NOTE: A DEPOSIT OF 1862.37 WILL BE REQUIRED TO BEGIN PRODUCTION. BALANCE WILL BE BILLED UPON COMPLETION.

TOWN HALL SIGNAGE

NOTE: SIGN PANEL IS DOUBLE SIDED, FABRICATED FROM THREE LAYERS OF ALUMINUM. THE LETTERING " THE WEDDINGTON TOWN HALL IS DIMENSIONALLY CUT AND STUD MOUNTED TO THE BACKGROUND PANEL. THE THOMAS WRENN LETTERING IS APPLIED VINYL.

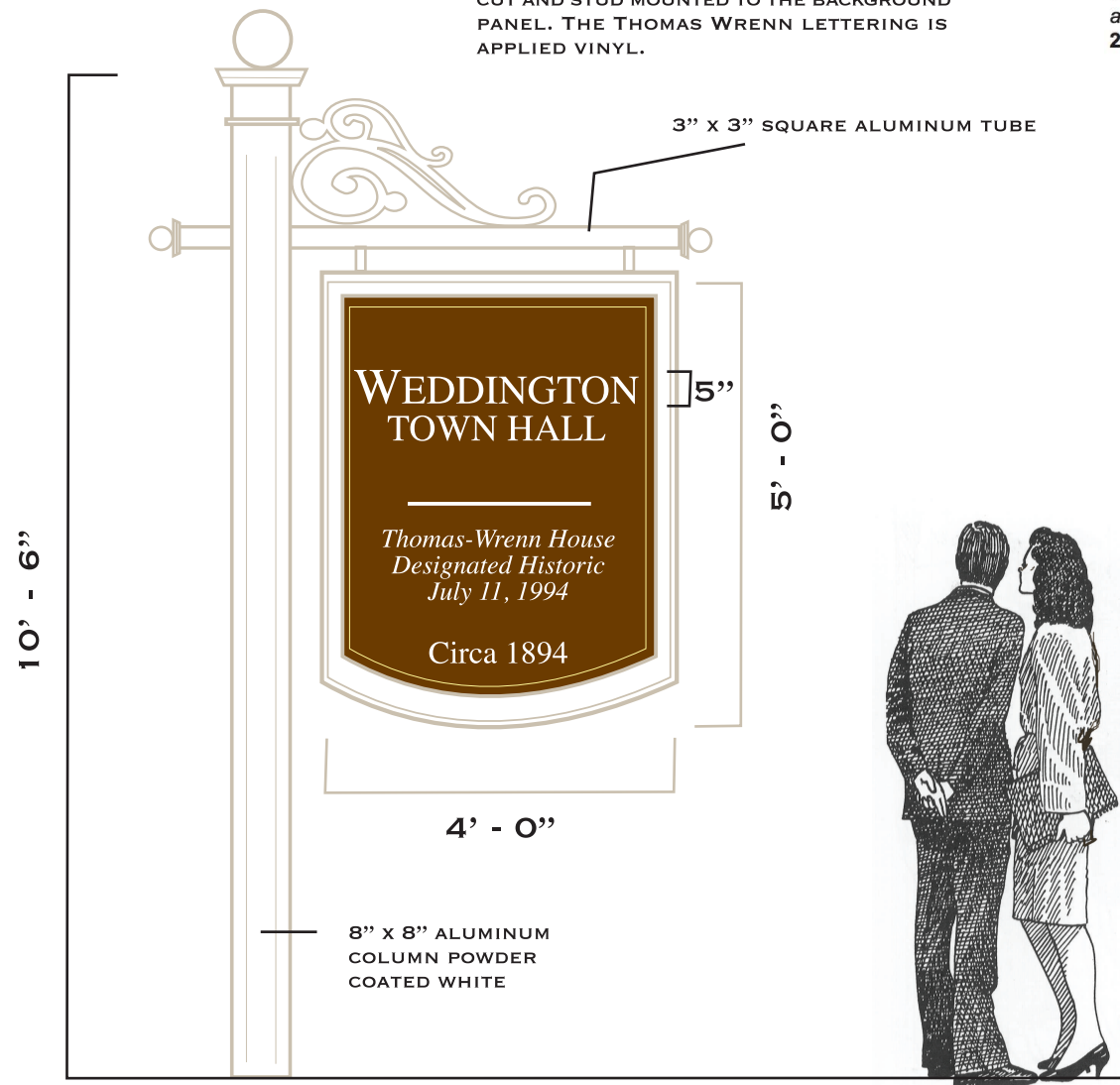
Dixie Cap x 20'

accepts 1" & 1-1/4" Channel
28-63-103 (FL/NC/DE) wt/ft: 0.786



NOTE: STANDARD DIXIE CAP
HAND RAILING CREATED
DECORATIVE EDGE AROUND 1/4"
ALUMINUM SIGN PANEL.

BROWN PANELS ARE 1/8" ALUMINUM WITH BOTH DIMENSIONAL AND VINYL LETTERS.



**SIGN MOUNTS IN
CONCRETE 36"**

The
WEDDINGTON
TOWN HALL

**BRANDING/IDENTITY
SIGNAGE AND
GATEWAY DESIGNS**

TOWN OF WEDDINGTON, NC

BIZZELL DESIGN, INC.
P.O. Box 1809
DAVIDSON, NC 28036

(704) 651-3528

BUZZ.BIZZELL@GMAIL.COM

SIGN TYPE:

TOWN HALL SIGN

DATE: 8/3/2011

SCALE / 1/2" = 1' - 0"



PUBLIC SAFETY ADVISORY COMMITTEE

NAME	TERMS
Walker Davidson Chairman	2013
Jerry McKee Vice-Chairman	2011
Michael Smith	2013
John B. Houston	2014
Michael E. Carver	2013
Vacant	2014
Werner Thomisser	2013
Lorri Elliott Non-Voting Member	2014

PUBLIC SAFETY ADVISORY COMMITTEE

NAME	TERMS
Walker Davidson Chairman	2013
Jerry McKee Vice-Chairman	2011
Michael Smith	2013
John B. Houston	2014
Michael E. Carver	2013
Vacant	2014
Werner Thomisser	2013
Lorri Elliott Non-Voting Member	2014

**TOWN OF WEDDINGTON
WEDDINGTON PUBLIC SAFETY ADVISORY COMMITTEE
RULES OF PROCEDURE**

**Article I
Name**

- 1-1 The official name of the committee shall be the Weddington Public Safety Advisory Committee, hereafter referred to as the Committee.

**Article II
Objective and Purpose**

- 2-1 The Public Safety Committee serves to consider public safety issues concerning Weddington and its citizens. These issues include, but are not limited to, fire protection, emergency medical services, law enforcement, and transportation. The Committee may make recommendations to the Town Council. The Committee shall also act to disseminate and improve communications on public safety issues.

**Article III
Membership**

- 3-1 Members of the Committee shall be appointed by the Town Council for designated terms. The Committee shall consist of two members of the Weddington Town Council and five additional residents of the Town. The five at-large members shall be referred to herein as at-large members.
- 3-2 Terms of members of the Committee serving elected office shall overlap with their elected terms. Therefore, for those members of the Committee serving terms on the Town Council, their term on the Committee shall correspond with the duration of their term on the Town Council. The at-large members shall serve four-year terms with three at-large members appointed to terms ending in odd numbered years, and two at-large members appointed to terms ending in even numbered years. 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. The Secretary of the Committee shall request the Town Council to make appointments in accordance with this section at its regular December meeting.
- 3-3 All vacancies on the Committee shall be filled by Town Council appointment. All members appointed to fill an unexpired term shall serve for the duration of the unexpired term.

**Article IV
Meetings**

- 4-1 The Committee shall hold its initial meeting no later than January, 2011 and all other Committee meetings shall be scheduled as needed. All meetings shall be held in accordance with the North Carolina Open Meetings Law.
- 4-2 Special meetings may be called by the Chairman or the Vice Chairman.
- 4-3 A majority of the members of the Committee shall constitute a quorum. A quorum shall be present before any business is transacted.

- 4-4 Unless otherwise stated herein, the Committee shall operate according to Robert's Rules of Order. The Chairman shall decide all points of procedure unless otherwise directed by a majority vote of the Committee.
- 4-5 The order of business of the Committee shall be as follows; (a) determination of quorum/deletions to the agenda, (b) approval of minutes, (c) old business, (d) new business, (e) public comment, (f) member comment, and (g) adjournment.

Article V

Attendance

- 5-1 Any member of the Committee who misses more than three (3) consecutive meetings or one-half (1/2) the meetings during any calendar year without an excused absence may lose his or her status as a member of the Committee. The Chairman may request that the member be replaced by Weddington Town Council.

Article VI

Action by Committee

- 6-1 All actions of the Committee shall be taken in the form of a motion and voted upon by all members present following the establishment of a quorum.
- 6-2 Voting shall be done by a show of hands. All members present at the time a vote is taken shall be eligible to vote.
- 6-3 All members of the Committee must vote on all matters except as specified in Section 8-1 of these rules.

Article VII

Election of Officers

- 7-1 At the first meeting of the Committee held in each calendar year, a Chairman and Vice-Chairman shall be elected by members of the Committee. These officers shall be elected for a term of one year and may be reelected for successive terms to the same office. Members shall be notified of the date, time and place of the election of officers. At least seven (7) days notice prior to the first annual meeting of the Committee shall be given. Each officer shall serve until a replacement is elected.
- 7-2 The Chairman shall preside at all meetings of the Committee, shall appoint all standing and temporary committees, and shall have all other duties normally conferred on such office.
- 7-3 The Vice-Chairman shall perform the duties of the Chairman in his absence. In the event of the absence of both the Chairman and Vice-Chairman, the members present may elect a temporary chairman for that meeting and proceed with the order of business.
- 7-4 The Town Clerk shall serve as secretary and shall keep the minutes of the Committee, prepare with the Chairman the agenda for all meetings, provide notice of meetings, attend to correspondence of the Committee and perform such other duties normally carried out by a secretary.

**Article VIII
Conflict of Interest**

- 8-1 No member of the Committee may discuss, advocate, or vote on any matter in which he has a financial, pecuniary or monetary interest, either direct or indirect, in the outcome. Any member who violates this provision may be subject to removal from the Committee.

**Article IX
Committee Powers**

- 9-1 The Committee is authorized and empowered to undertake such actions reasonably necessary to the discharge and conduct of its duties and responsibilities.

**Article X
Records**

- 10-1 An annual written report shall be prepared by the Committee and submitted to the Town Council of Weddington. Such report shall include a comprehensive and detailed review of the activities, recommendations and actions of the Committee. The report shall include any budget requests for the upcoming year. The Secretary shall keep accurate minutes of the Committee meetings and a record of attendance of the members of the Committee.

**Article XI
Adoption and Amendments**

- 11-1 These Rules of Procedure shall be adopted by a majority vote of the members of the Committee.
- 11-2 These Rules of Procedure may be amended by an affirmative vote of a majority of the membership present at any meeting, provided that such proposed amendment shall have first been submitted to all members in writing at least seven (7) days prior to the meeting at which the vote is to be taken.

ADOPTED this 16th day of November 2010.
Amended this 19th day of January, 2011.
Amended this 12th day of April, 2011.

Walker F. Davidson, Chairman

Amy S. McCollum, Town Clerk

TOWN OF WEDDINGTON APPOINTMENT POLICY

PURPOSE

The council or the mayor, as appropriate, may establish and appoint members for such temporary and standing committees and boards as are needed to help carry on the work of town government. Any specific provisions of law relating to particular committees and boards shall be followed. The purpose of this policy statement is to develop a preferred process for the Town Council to follow for the board/committee appointments to ensure that all Councilmembers operate under the same process. This written process will clearly outline and show citizens the process the Town Council uses for board appointments. The Town Council may, by majority vote, decide to waive, vary, or otherwise modify the process outlined in this policy.

The requirements of the open meetings law shall apply to all committees and boards that either (a) are established by the council, or (b) are comprised of council members.

The Council may consider and make appointments to other bodies, including its own committees, if any, only in open session. The Council may not consider or fill a vacancy among its own membership except in open session.

APPOINTMENT TERMS

Appointments to Boards and Committees shall not exceed a four-(4) year term. A person shall serve no more than two (2) consecutive full terms on the same board. After serving two (2) consecutive full terms, a committee member must sit out one (1) year before applying to serve again on the same committee.

Terms on all boards shall be staggered and insofar as is possible, there shall always be one or more members with experience on each board.

The term of office of the chair of each board shall be one (1) year.

The Town Council shall generally avoid appointment of any one person to more than two bodies unless that person is serving in their role as Town Councilmember or Planning Board Member.

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. 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.

Publication-posting. The Town Clerk shall advertise vacancies in the Town newsletter, website, and using Constant Contact to solicit written applications from interested individuals.

Distribution of applications. The Town Clerk will provide a list of the applicants along with the applications to the Nominating Committee for their consideration.

Unexpired terms. The Town Council intends to make appointments to fill unexpired portions of terms created by vacancies as expeditiously as needed.

Removal. All members of all boards shall, unless in conflict with State Statute, serve at the pleasure of the Town Council, regardless of the terms for which appointed. The Town Council may in its discretion at any time remove any members of any board when it is determined to be in the best interest of the Town.

Resignations. If a member concludes that he or she will have difficulty fulfilling their volunteer commitment, the member may in his or her discretion voluntarily resign from the board. Notice should be communicated in writing by letter or e-mail to the Town Clerk.

SELECTION AND APPOINTMENTS

The Town Council may form a standing “Nominating Committee” to review applications. The committee will be comprised of one (1) Councilmember and the Chairman, Vice-Chairman or designee of the Board or Committee that has the vacancy. The Town Clerk or designee will serve as staff representative to the Nominating Committee. The Nominating Committee will review applications to ensure that the applicants are eligible to serve on each board or committee for which the applicant has expressed interest. The Nominating Committee will forward a recommended list of appointments along with comments to the Town Council for their review prior to placement on agenda for consideration.

The Town Council may vote on the list of appointments as submitted by the Nominating Committee, but upon request of any board member, may nominate additional applicants.

Any Councilmember may request that applicants for a body be present at the Council meeting during which the appointment is expected to be made so that the applicant may be questioned by members of the Council as to the applicant’s qualifications. Even if no such request is made, it shall be proper for Council members to directly contact applicants to discuss the applicant’s interest in and qualification for the appointment.

Appointments shall proceed as follows. The mayor shall open the floor to nominations. Any member, including the mayor, may put forward a nominee. Any member, including the mayor, may also move that the Council appoint a nominee to the position. When a motion is made to appoint a nominee, that nominee shall be debated. When the debate ends, the mayor shall call the roll of the members, and each member shall cast an affirmative or negative vote for the nominee. The mayor may vote to break any tie.

If a majority of votes cast are in the affirmative, the nominee shall be appointed. If the majority of votes cast are not in the affirmative, the mayor shall open the floor to further nominations.

If the Council wishes to fill multiple positions, each position shall be considered and voted upon separately.

ATTENDANCE EXPECTATIONS

Regular attendance on any Board or Committee is important. Attendance less than the standards established for any such body is cause for removal except for excused illness, or other extraordinary circumstances. Lacking any written standards for attendance by any Board or Committee, attendance of at least 75% of all meetings during any one calendar year will be expected to maintain a seat on any Board or Committee. The chair of each board shall notify the Town Council of any member whose absences exceed 25% of the regular meetings. Members not meeting this 75% attendance expectation may be removed by action of the Town Council and replaced by another interested individual.

Adopted on December 13, 2010.

Amended on February 14, 2011.

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

MEMORANDUM

TO: Weddington Town Council

FROM: Amy S. McCollum, Town Administrator/Clerk

DATE: September 8, 2011

SUBJECT: Meadows at Weddington

The Town previously held a Letter of Credit for the subdivision Meadows at Weddington. On February 24, 2011, staff had to call upon that Letter of Credit because it was not extended in the proper amount of time. We are currently holding \$148,668.00 for this subdivision. Since that time, Mr. James Little, owner of the property, has requested that the Town allow him to post another Letter of Credit in the amount of \$148,668.00 and then the Town would give him the money that we are holding. I have received confirmation from Carolina Premier Bank that they will provide Mr. Little with a new Letter of Credit for this matter. Currently only three of the 30 lots are developed and Mr. Little does not want to proceed at this time with finalizing improvements to the roads until more houses are built.

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

Dear Ms McCollum,

Please accept this letter as a request to stop the process of paving the roads in the Meadows Development.

I will be happy to reimburse the township for any expenses incurred to date for surveying, and whatever other preparation that has been done thus far.

I will also be happy to extend the letter of Credit with Carolina Premier Bank and pay whatever fees that are involved in that process. Michael Litton has indicated to me that the bank is willing to extend the letter of credit as well. Today, I left a message for him to confirm that to you in writing, but he has not yet returned my call. As you may recall, I thought all of this had been accomplished several months ago and was not aware that it had slipped through the cracks.

The reason that I think that it does not make sense to pave the roads now is that only three houses in the development have been built thus far. The neighborhood has thirty total lots, which means that 27 lots remain to be built upon. If we put the top coat of paving on now, it would probably be necessary to do it all again after whatever damage is incurred during the construction of the other homes.

I have been in contact with several top notch builders in the area and a few of them have indicated an interest in building the homes in a joint venture arrangement. I will be happy to provide you with the names of the builders, if it is necessary for you to know. I cannot promise when we can find buyers, but we intend to build as soon as we can. Just to let you know, the lots were purchased by my company, Providence Estate Holdings, with cash, and all taxes have been paid, so there are no encumbrances whatsoever on the property. Contrary to some rumors that I have heard, we are not in dire straits, nor have we defaulted on any loans, past or present. In fact we have no loans outstanding, nor have we ever. We simply have not been able to find buyers in this economy.

Please let me know if I can provide any additional relevant information to assist you in your decision.

Thank you,


James M. Little

9/2/11

All:

As I am sure most of you know, Centralina COG, in association with Catawba Regional COG of Rock Hill, SC, will be applying for a HUD Sustainability Planning Grant. The application will be due the latter part of September 2011. We are asking for local governments in the region to sign a letter of support and, if desired, pledge in-kind assistance towards the grant.

A sample letter is attached.

The grant will have many different components that affect: 1. Regional growth and jobs (more on that in a bit); 2. Energy; 3. Climate Change; 4. Housing; 5. Food Access and 6. Economic Development. A majority of the grant dollars, however, will be allocated towards the regional growth and jobs aspect of the grant, entitled "blueprinting". Blueprinting will involve feeding data into a model (that also supports the Regional Travel Demand Model) that will allow the region and its citizens to look at a variety of different growth scenarios and help us to collectively determine how and where we want to grow...and where jobs should be to support that growth. We want and encourage local government participation in the grant and the blueprinting process.

We also see the HUD grant as a natural extension of the North Carolina Sustainable Communities Task Force Grant that we have worked on with a number of communities in the region. You may recall from previous correspondence that funds from that grant are being used to develop a scorecard that will score how suitable brownfield/greyfields sites in the region are for redevelopment.

To make our HUD grant application more competitive, we are asking for local governments to sign and forward back to us (in either hardcopy or digital PDF format) a letter of endorsement. You may consider sending it back with a pledge of in-kind assistance. That assistance would be in the form of staff time (over a three year period starting in Spring 2012) in providing us with data from your community, helping us normalize that data for use in the regional model, educational opportunities on blueprinting and learning about best practices in other regions of the country. We have found out that many peer regions and their local governments across the country (e.g., Sacramento, Kansas City, Salt Lake City) have conducted similar processes and have reaped significant financial benefits as a result.

In-kind assistance is optional. We are suggesting 40 hours per year (for a total of 120 hours) but the amount of in-kind assistance, if any, that your community would like to offer, is completely up to you.

As mentioned, the grant application is due in the latter part of September 2011. We would like for all local governments to submit their signed letters of support to us no later than September 21, 2011. We have already sent a similar email to your local planning staff earlier this week. If you would like to have this email sent to your Mayor and/or Centralina COG delegate, let me know and I would be happy to do so. And with all this said, if you have any questions about the grant or the letter of support, please feel free to contact me or Rebecca Yarbrough (ryarbrough@centralina.org). Thanks!

Bill

PS- A few communities adopted earlier this year a Memorandum of Understanding in support of both the NC Sustainable Communities Task Force and HUD grants. I will contact those communities individually to discuss how this letter of endorsement interfaces with the MOU.

Bill Duston, AICP
Planning Director
Centralina Council of Governments,
P. O. Box 35008
Charlotte, NC 28235
704 348-2709 (t)
704 347-4710 (f)
704 281-5497 (Cell)
www.centralina.org

Pursuant to North Carolina General Statutes, Chapter 132, email correspondence to and from this address may be considered public record under the North Carolina Public Records Law and may be disclosed to third parties.

SAMPLE LETTER OF ENDORSEMENT [Please Put on Letterhead]

SUSTAINABLE COMMUNITIES REGIONAL PLANNING GRANT

Date

Jim Prosser, Executive Director
Centralina Council of Governments
525 North Tryon Street, 12th Floor
Charlotte, North Carolina 28202

Dear Jim,

_____ strongly endorses Centralina Council of Governments and Catawba Regional Council of Governments' application for Sustainable Communities Regional Planning Grant funding. We understand that Centralina is the lead applicant for this project.

INSERT A SHORT PARAGRAPH OR TWO ABOUT THE ORGANIZATION/ENTITY, THEIR PURPOSE, AND WHAT THE SUSTAINABLE COMMUNITIES REGIONAL PLANNING GRANT COULD MEAN TO THEIR WORK (IN HOUSING, ENVIRONMENT, COMMUNITY PLANNING, TRANSPORTATION, ECONOMIC DEVELOPMENT, SOCIAL EQUITY AND INCLUSION, ETC.). THE LAST SENTENCE SHOULD READ: We particularly support the _____ component of the application, which directly supports our work in _____, and in which we plan to play an active role.

IF THE ORGANIZATION IS WILLING: We further commit that the staff time we devote to this project may be considered as in-kind match for the Planning Grant. We have calculated the value of our match as \$ _____, which is based on an estimate of _____ hours per year for _____ years, at a rate of \$ _____ per hour [MAY BE AN AVERAGED RATE] which includes fringe benefits and any associated overhead costs. We also agree to provide meeting space valued at _____ for Consortium meetings or workshops, and/or to provide refreshments for any workshops held at our facilities, with an estimated value of _____. [if agencies are willing to provide this. This year, every bit helps!]

We look forward to an active partnership as a Consortium member in the Sustainable Communities Regional Planning Grant, and strongly encourage the US Department of Housing and Urban Development's funding of this proposal. Our intention is to formalize our participation as a Consortium member within 120 days of grant approval.

Very truly yours,

Authorized Organization/Agency Representative



TOWN OF WEDDINGTON MEMORANDUM

DATE: 9/12/2011
TO: NANCY ANDERSON, MAYOR
TOWN COUNCIL
CC: AMY MCCOLLUM, TOWN CLERK
FROM: JORDAN COOK, ZONING ADMINISTRATOR/PLANNER
RE: UPDATE FROM PLANNING/ZONING OFFICE

- Installation of the traffic signal and turning lanes at the Hemby Road/Beulah Church Road and Weddington-Matthews Road intersection is complete.
- Work on the NC 84 Weddington-Matthews Road Dual Lane Roundabout has begun. NCDOT will have engineers, surveyors, geologists, and others gathering data for the next several months.
- NCDOT is also in the process of receiving the proper permits from NCDWQ (NC Division of Water Quality) and the US Army Corps of Engineers for the construction of the relocation of Weddington Church Road.

The Town has been notified that the NCDWQ permit has been approved. However, US Army Corps of Engineers has not returned staff phone calls or e-mails regarding project updates.

- Weddstock took place on Saturday, August 20th from 8:00am to 11:00pm on The Hunter Farm. The Town had no complaints regarding the event and received only positive feedback.
- Staff has received a Land Use Map amendment application from Jim Spittle at 6874 Weddington-Matthews Road. This application will be on the October 10th Town Council agenda for Public Hearing and Consideration. The Planning Board also asked that the Town Council consider amending the Land Use Map for the Matthews property as well. The Matthews property is directly adjacent to the Spittle property.
- Union County Planning Director Dick Black has asked that the Town consider renewing its annexation agreement with Charlotte sooner than 2014 when it is set to expire. The Board of County Commissioners asked Mr. Black to contact surrounding municipalities who have an annexation agreement with Charlotte to see if they would also renew sooner. Several unincorporated Union County residents have expressed concern over being annexed by Charlotte.

- At the August 22nd Planning Board meeting the Planning Board discussed developing a Farmers Market definition and development standards to allow a Farmers Market in Weddington. The Planning Board asked that the Downtown Committee and Parks and Rec Committee discuss this and report back to the Planning Board before any text is created.
- The following text amendments may be on the September 26th Planning Board agenda for discussion:
 - Banners on town light poles along Providence Road and Weddington Road. Banners would be for Temporary Uses and/or Special Events throughout town.
 - Signage Ordinance-Staff and Planning Board will begin looking at how to improve and clarify the current signage ordinance.



TOWN OF WEDDINGTON

MEMORANDUM

DATE: 9/9/11

TO: MAYOR AND TOWN COUNCIL

FROM: AMY S. MCCOLLUM, TOWN ADMINISTRATOR/CLERK

RE: **UPDATE**

A joint meeting with the Union County Board of County Commissioners is scheduled for October 10, 2011 at 4:30. A light dinner will also be served that night. We are trying to move the location of that meeting to the Helms Hall and then the Regular Meeting would follow at 7:00 p.m. at the same location.

Update on Streetscape Project

- § Ornamental Post & Panel is in the process of rebuilding the stone portion of the light poles. Per Buzz Bizzell the rebuilding of the stone bases for all street lights should be completed next week.
- § The Downtown Core Committee has made a recommendation on the location of two of the monuments for the Downtown area. Their recommendation is on your agenda for Monday night.
- § Buzz Bizzell is working on a banner concept for the upcoming Christmas/Holiday season.
- § Buzz Bizzell has also developed a Weddington Town Limits sign that is being considered by the Downtown Committee.
- § Mr. Bizzell has designed a new Weddington Town Hall sign which is on your agenda for Monday night.
- § The missing banner on Providence Road near Weddington UMC will be replaced next week also.

The following terms on Boards and Committees will expire in December. Applications have been requested. Currently, there is also a vacancy on the Public Safety Advisory Board due to the resignation of Mary Ann DeSimone.

- § Planning Board – Scott Buzzard and Jeff Perryman
- § Parks and Recreation Advisory Board – Scott Buzzard, Jeff Perryman and Robert Gilmartin
- § Downtown Core Committee – Scott Buzzard and Jerry McKee
- § Public Safety – Jerry McKee

The newsletter should be mailed out to residents next week.

Work is to be completed Thursday on finalizing the repairs to Jordan's office due to the roof leak.

Kim reports that tax bills were mailed on September 2.

A date is being scheduled to work on proposed revisions to the Town Council Rules of Procedures.

Events Scheduled

- § Litter Sweep is scheduled for October 1 here at the Town Hall at 9:00 a.m.
- § Tree Lighting is scheduled for December 2 here at the Town Hall at 5:00 p.m. Rain date is December 3, 2011.
- § 2012 Easter Egg Hunt is scheduled for March 31, 2012.

The Parks and Recreation Advisory Board is working on the Farmer's Market Concept and will have representatives from Matthews and Waxhaw to speak at their November meeting.

Finally, Ipads are being purchased next week. We will be working with our IT person on the transition. Town email addresses will be set up for all Councilmembers.

Upcoming Dates:

September 19	-	Continued Town Council Meeting beginning at 6:00 p.m.
September 22	-	CERT Subcommittee Meeting beginning at 7:00 p.m.
September 26	-	Planning Board Meeting – 7:00 p.m.
October 1	-	Litter Sweep – 9:00 a.m.
October 10	-	Joint Meeting with UC Board of County Commissioners at 4:30 p.m.
October 10	-	Regular Town Council Meeting at 7:00 p.m.



Union County Sheriff's Office

Events By Nature

For the Month of: August 2011

Date of Report

9/6/2011

9:32:06AM

<u>Event Type</u>	<u>Total</u>
911 HANG UP	27
911 MISDIAL	4
911 SILENT OPEN LINE	2
ABANDONED VEHICLE	1
ACCIDENT EMD	3
ACCIDENT HITRUN PD LAW	1
ACCIDENT MULT VICTIMS VEHICLES	1
ACCIDENT PD COUNTY NO EMD	5
ALARMS LAW	57
ANIMAL BITE REPORT LAW	3
ANIMAL COMP SERVICE CALL LAW	10
ANIMAL LOST STRAY UNWNTD LAW	7
ANIMAL NUISANCE CALL LAW	1
ASSIST EMS OR FIRE	1
ASSIST OTHER AGENCY LAW	1
ATTEMPT TO LOCATE	2
BOLO	11
BURGLARY VEHICLE	5
BUSINESS CHECK	34
CALL BY PHONE	11
DEBRIS IN ROADWAY	1
DELIVER MESSAGE	2
DISCHARGE OF FIREARM	5
DISTURBANCE OR NUISANCE	6
DOMESTIC DISTURBANCE	5
DRUG INFORMATION NOT IN PROGR	1
ESCORT	5
FIRE ALARM NONCOMMERICAL EFD	1

<u>Event Type</u>	<u>Total</u>
FOLLOW UP INVESTIGATION	1
FOOT PATROL	1
FRAUD DECEPTION FORGERY	5
FUNERAL ESCORT	1
IDENTITY THEFT	2
ILLEGAL DUMPING LITTERING	1
INTOXICATED PEDESTRIAN	1
INVESTIGATION	4
LARCENY THEFT	3
LOST OR FOUND PROPERTY	1
MEET REQUEST NO REFERENCE GIVN	3
MISCELLANEOUS CALL LAW	1
MISSING OR FOUND PERSON	1
MOTORIST ASSIST	3
NC DOT MISCELLANEOUS	3
NOISE COMPLAINT	1
OVERDOSE POISONING EMD	3
PREVENTATIVE PATROL	62
PROP DAMAGE VANDALISM MISCHIEF	3
PUBLIC WORKS CALL	2
RESIDENTIAL CHECK	9
SERVE CIVIL PAPER	1
SERVE EVICTION NOTICE	1
SERVE WARRANT	2
SUBPOENA CIVIL PAPER	1
SUICIDAL THREAT EPD	1
SUICIDE ATTEMPT EMD	1
SUSPICIOUS CIRCUMSTANCES	1
SUSPICIOUS PERSON	8
SUSPICIOUS VEHICLE	11
TRAFFIC DIRECT CONTROL	2
TRAFFIC HAZARD	7

<u>Event Type</u>	<u>Total</u>
TRAFFIC STOP	33
TRESPASSING UNWANTED SUBJ	1
VEHICLE DISABLED	2
WELL BEING CHECK	5

Total Calls for Month: 401

Weddington

8/2011

UCR Code	Description	Date of Report	Incident ID	
23F				
23F	BEL / THEFT FROM MOTOR VEHICLE	8/2/11	201105688	
23F	BEL / THEFT FROM MOTOR VEHICLE	8/3/11	201105731	
23F	BEL / THEFT FROM MOTOR VEHICLE	8/3/11	201105728	
23F	BEL / THEFT FROM MOTOR VEHICLE	8/7/11	201105847	
23F	BEL / THEFT FROM MOTOR VEHICLE	8/23/11	201106207	
			Total:	5
250				
250	FORGERY OF BANK NOTES/CHECKS	8/1/11	201105672	
			Total:	1
26A				
26A	FINANCIAL CARD FRAUD	8/22/11	201106197	
26A	OBTAINING PROPERTY BY FALSE PRETENSES	8/25/11	201106281	
			Total:	2
270				
270	LARCENY BY EMPLOYEES	8/11/11	201105954	
			Total:	1
290				
290	INJURY TO PERSONAL PROPERTY	8/3/11	201105728	
			Total:	1
999				
999	ANIMAL NUISANCE	8/3/11	201105740	
999	ANIMAL CALL BITE	8/5/11	201105797	
999	INVESTIGATION	8/18/11	201106121	
999	OVERDOSE	8/24/11	201106239	
			Total:	4
9999				
9999	ATTEMPTED SUICIDE	8/30/11	201106415	
			Total:	1

Monthly Crime Total

15

Providence VFD Monthly Chief's Report August 2011

Items for discussion:

1. The upgrade to rescue truck's hydraulic system is complete. This includes new simo-pump, single connection quick connects, and dual hose reels. We also had the robo pack installed along with a few modifications to the electrical system.
2. NC Medium Rescue Certification and possible membership to the NC Rescue association. Placed order for the remainder of equipment to meet this medium rescue standard.
3. Recruitment- We have three volunteer applications some with and some without any certifications to supplement the volunteer at night. Working with Michael Spika to recruit qualified applicants to assist with the night staffing from the UNCC FAST Program.
4. Community CPR class: Currently working with Cheyanne to schedule a community CPR class to be held here at the fire station.
5. American Red Cross blood drive: In the process of trying to schedule a blood drive in November at the fire station.
6. Street List Notebook: Working with Scott Johnston to put together a notebook that has a list of all streets in and around the area that reflects directions from the station. Scott has started working on this but has requested addition help and map information. This will be in effort to reduce response times.
7. Officers line up: Chief Joshua Dye, Deputy Chief Darryl Matthews, Assistant Chief S. Carow, Rescue Chief Brian Pethel, Captain Matt Carow, Captain Kenny Schott and Lieutenant Michael Spika. Specific Duties will be assigned at the officers meeting tentatively scheduled for September 19th.
8. Training- Currently working with Matt Carow to schedule some additional extrication training to try out the new equipment on the rescue. Will be sitting down to come up with a dead set outline of training for the next few months. Chief 101 Training scheduled for all officers in October. Also working with Darren Knight to possibly set up a water supply / tankers class. Now that the new officers have been appointed I will be working on setting up a driver training program in conjunction with Matt and several of our qualified engineers.

Training hours for the month -120hrs.

Union County:

Fire	19	EMS	11	Total	30
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Mecklenburg County:

Fire	2	EMS	1	Total	3
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Department Total:

Fire	21
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EMS	12
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Total	33
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Providence Volunteer Fire Department

Income & Expense Budget Performance

August 2011

	<u>Aug 11</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul - Aug 11</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense						
Income						
110 - Subsidies						
111 - Mecklenburg Cty	7,471.67	5,416.66	2,055.01	19,332.51	10,833.40	8,499.11
112 - Union County	1,800.00	1,800.00	0.00	3,600.00	3,600.00	0.00
114 - Town of Weddington - Day Staff	0.00	17,166.66	-17,166.66	0.00	34,333.40	-34,333.40
115 - Town of Weddington - Night Staf	0.00	2,500.00	-2,500.00	0.00	5,000.00	-5,000.00
Total 110 - Subsidies	9,271.67	26,883.32	-17,611.65	22,932.51	53,766.80	-30,834.29
120 - Dues & Fees						
121 - Union County Fire Fees	82.75	10,000.00	-9,917.25	2,331.66	20,000.00	-17,668.34
Total 120 - Dues & Fees	82.75	10,000.00	-9,917.25	2,331.66	20,000.00	-17,668.34
130 - Vol Donations						
134 - Other	240.00			655.00	2,000.00	-1,345.00
130 - Vol Donations - Other	0.00			0.00	500.00	-500.00
Total 130 - Vol Donations	240.00			655.00	2,500.00	-1,845.00
140 - Other Income						
142 - Fire Fighters' Relief Fund	0.00			0.00	5,000.00	-5,000.00
143 - Fuel Tax Refund	0.00			0.00	1,000.00	-1,000.00
144 - Sales Tax Refund	0.00			0.00	3,000.00	-3,000.00
145 - Interest	0.00			2.02	2,000.00	-1,997.98
147 - Medic-EMS Reimbursement	20.55	1,000.00	-979.45	20.55	2,000.00	-1,979.45
148 - Firemen Relief Interest	0.00			1.25		
140 - Other Income - Other	0.00			136.68		
Total 140 - Other Income	20.55	1,000.00	-979.45	160.50	13,000.00	-12,839.50
Total Income	9,614.97	37,883.32	-28,268.35	26,079.67	89,266.80	-63,187.13
Expense						
200 - Administration						
202 - Legal Fees	82.50			220.00		
209 - Annual Dinner/Award	0.00	500.00	-500.00	0.00	1,000.00	-1,000.00
210 - Fire Chief Discretionary	0.00	166.66	-166.66	83.59	333.40	-249.81
211 - Bank Charges & Credit Card Fees	0.00	20.83	-20.83	14.00	41.70	-27.70
212 - Prof Fees	300.00	333.33	-33.33	600.00	666.70	-66.70
214 - Off Supplies	27.20	208.33	-181.13	27.20	416.70	-389.50
215 - Printing/Newsletter	0.00	166.66	-166.66	0.00	333.40	-333.40
216 - Postage	109.68	41.66	68.02	117.60	83.40	34.20
217 - Dues, Subscriptions, & Internet	107.40	41.66	65.74	107.40	83.40	24.00
218 - Fire Fighters' Association	0.00	41.66	-41.66	0.00	83.40	-83.40
219 - Miscellaneous	0.00	416.66	-416.66	0.00	833.40	-833.40
Total 200 - Administration	626.78	1,937.45	-1,310.67	1,169.79	3,875.50	-2,705.71
220 - Insurance						
223 - Vol. Fire Fighters' Workers Com	0.00	625.00	-625.00	0.00	1,250.00	-1,250.00
224 - Commercial Package	0.00	1,666.66	-1,666.66	0.00	3,333.40	-3,333.40
Total 220 - Insurance	0.00	2,291.66	-2,291.66	0.00	4,583.40	-4,583.40
225 - Drug Testing/Physical Exams	325.00	416.66	-91.66	325.00	833.40	-508.40
230 - Taxes						
231 - Sales Taxes						

Providence Volunteer Fire Department

Income & Expense Budget Performance

August 2011

	<u>Aug 11</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul - Aug 11</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>
232 - Meck CO.	633.17	125.00	508.17	635.99	250.00	385.99
233 - Union County	41.47	125.00	-83.53	67.45	250.00	-182.55
239 - Electricity & Telecommunication	0.00			22.44		
Total 231 - Sales Taxes	<u>674.64</u>	<u>250.00</u>	<u>424.64</u>	<u>725.88</u>	<u>500.00</u>	<u>225.88</u>
236 - Property Tax	0.00	8.33	-8.33	0.00	16.70	-16.70
237 - Freight	0.00	8.33	-8.33	0.00	16.70	-16.70
Total 230 - Taxes	<u>674.64</u>	<u>266.66</u>	<u>407.98</u>	<u>725.88</u>	<u>533.40</u>	<u>192.48</u>
300 - Build Maintenance						
310 - Cleaning	0.00	41.66	-41.66	125.00	83.40	41.60
320 - Landscaping & Lawn Care	145.00	208.33	-63.33	320.00	416.70	-96.70
330 - Trash and Landfill	0.00	41.66	-41.66	117.97	83.40	34.57
340 - Pest Control	0.00	41.66	-41.66	0.00	83.40	-83.40
350 - Maintenance Supplies	184.20	333.33	-149.13	368.53	666.70	-298.17
351 - Furniture	0.00	166.66	-166.66	0.00	333.40	-333.40
360 - Repairs	1,091.68	1,000.00	91.68	1,125.87	2,000.00	-874.13
Total 300 - Build Maintenance	<u>1,420.88</u>	<u>1,833.30</u>	<u>-412.42</u>	<u>2,057.37</u>	<u>3,667.00</u>	<u>-1,609.63</u>
400 - Utilities						
410 - Electric	0.00	750.00	-750.00	748.07	1,500.00	-751.93
420 - Natural Gas	23.77	291.66	-267.89	46.66	583.40	-536.74
430 - Telephone	411.44	416.66	-5.22	869.85	833.40	36.45
440 - Water	0.00	41.66	-41.66	29.01	83.40	-54.39
Total 400 - Utilities	<u>435.21</u>	<u>1,499.98</u>	<u>-1,064.77</u>	<u>1,693.59</u>	<u>3,000.20</u>	<u>-1,306.61</u>
500 - Fire Fighters' Equip/Training						
510 - Clothing						
512 - Dress Uniforms	0.00	291.66	-291.66	0.00	583.40	-583.40
513 - Clothing - Other	0.00	291.66	-291.66	0.00	583.40	-583.40
Total 510 - Clothing	<u>0.00</u>	<u>583.32</u>	<u>-583.32</u>	<u>0.00</u>	<u>1,166.80</u>	<u>-1,166.80</u>
520 - Equipment						
521 - Radios\ Pagers - New	0.00	250.00	-250.00	0.00	500.00	-500.00
522 - Radios\ Pagers - Maintenance	0.00	83.33	-83.33	0.00	166.70	-166.70
523 - Equipment - New	8,090.03	750.00	7,340.03	8,090.03	1,500.00	6,590.03
524 - Equipment - Maintenance	0.00	416.66	-416.66	0.00	833.40	-833.40
525 - Firefighting Supplies	0.00	208.33	-208.33	0.00	416.70	-416.70
Total 520 - Equipment	<u>8,090.03</u>	<u>1,708.32</u>	<u>6,381.71</u>	<u>8,090.03</u>	<u>3,416.80</u>	<u>4,673.23</u>
526 - PPE (Personal Protective Equip)	5,379.00	2,083.33	3,295.67	5,379.00	4,166.70	1,212.30
530 - Medical						
532 - Supplies	12.24	208.33	-196.09	91.03	416.70	-325.67
533 - Waste	101.49	125.00	-23.51	202.98	250.00	-47.02
Total 530 - Medical	<u>113.73</u>	<u>333.33</u>	<u>-219.60</u>	<u>294.01</u>	<u>666.70</u>	<u>-372.69</u>
540 - Training						
541 - Seminars	0.00	208.33	-208.33	0.00	416.70	-416.70
542 - Books	0.00	166.66	-166.66	0.00	333.40	-333.40
543 - PR Literature	0.00	125.00	-125.00	0.00	250.00	-250.00
544 - Other	13.90			13.90		
Total 540 - Training	<u>13.90</u>	<u>499.99</u>	<u>-486.09</u>	<u>13.90</u>	<u>1,000.10</u>	<u>-986.20</u>

Providence Volunteer Fire Department
Income & Expense Budget Performance
August 2011

	<u>Aug 11</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jul - Aug 11</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>
Total 500 · Fire Fighters' Equip/Training	13,596.66	5,208.29	8,388.37	13,776.94	10,417.10	3,359.84
600 · Fire Engines						
620 · '99 Southern Coach Eng #322	0.00	1,250.00	-1,250.00	0.00	2,500.00	-2,500.00
640 · '03 Red Diamond #324	0.00	500.00	-500.00	0.00	1,000.00	-1,000.00
650 · '02 Ford Quesco Brush #326	0.00	166.66	-166.66	703.44	333.40	370.04
660 · '95 Intern\Hackney Squad #32	0.00	416.66	-416.66	0.00	833.40	-833.40
680 · '06 KME Pumper #321	884.80	1,333.33	-448.53	884.80	2,666.70	-1,781.90
681 · Diesel Fuel	1,043.69	1,000.00	43.69	2,220.10	2,000.00	220.10
682 · Gasoline	0.00	16.66	-16.66	0.00	33.40	-33.40
683 · Cleaning Supplies	0.00	83.33	-83.33	0.00	166.70	-166.70
684 · Miscellaneous Parts	118.19	83.33	34.86	248.18	166.70	81.48
685 · Fire Engines - Other	0.00	500.00	-500.00	0.00	1,000.00	-1,000.00
Total 600 · Fire Engines	<u>2,046.68</u>	<u>5,349.97</u>	<u>-3,303.29</u>	<u>4,056.52</u>	<u>10,700.30</u>	<u>-6,643.78</u>
800 · Firefighters Payroll						
801 · Payroll - Day Shift	16,004.50	15,333.33	671.17	32,154.75	30,666.70	1,488.05
802 · Payroll - Night Shift	2,400.00	7,000.00	-4,600.00	4,980.00	14,000.00	-9,020.00
808 · Payroll Expenses						
FICA	1,407.92	1,500.00	-92.08	2,840.80	3,000.00	-159.20
FUTA	0.00	83.33	-83.33	0.00	166.70	-166.70
SUTA	287.14	300.00	-12.86	579.35	600.00	-20.65
808 · Payroll Expenses - Other	61.00	250.00	-189.00	128.25	500.00	-371.75
Total 808 · Payroll Expenses	<u>1,756.06</u>	<u>2,133.33</u>	<u>-377.27</u>	<u>3,548.40</u>	<u>4,266.70</u>	<u>-718.30</u>
Total 800 · Firefighters Payroll	<u>20,160.56</u>	<u>24,466.66</u>	<u>-4,306.10</u>	<u>40,683.15</u>	<u>48,933.40</u>	<u>-8,250.25</u>
850 · Christmas Fundraising Expense	<u>0.00</u>			<u>0.00</u>		
Total Expense	<u>39,286.41</u>	<u>43,270.63</u>	<u>-3,984.22</u>	<u>64,488.24</u>	<u>86,543.70</u>	<u>-22,055.46</u>
Net Ordinary Income	<u>-29,671.44</u>	<u>-5,387.31</u>	<u>-24,284.13</u>	<u>-38,408.57</u>	<u>2,723.10</u>	<u>-41,131.67</u>
Net Income	<u><u>-29,671.44</u></u>	<u><u>-5,387.31</u></u>	<u><u>-24,284.13</u></u>	<u><u>-38,408.57</u></u>	<u><u>2,723.10</u></u>	<u><u>-41,131.67</u></u>

Providence Volunteer Fire Department

Income & Expense Budget Performance

August 2011

Annual Budget

Ordinary Income/Expense

Income

110 - Subsidies

111 - Mecklenburg Cty	65,000.00
112 - Union County	21,600.00
114 - Town of Weddington - Day Staff	206,000.00
115 - Town of Weddington - Night Staf	30,000.00
Total 110 - Subsidies	322,600.00

120 - Dues & Fees

121 - Union County Fire Fees	120,000.00
Total 120 - Dues & Fees	120,000.00

130 - Vol Donations

134 - Other	2,000.00
130 - Vol Donations - Other	500.00
Total 130 - Vol Donations	2,500.00

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	2,000.00
147 - Medic-EMS Reimbursement	12,000.00
148 - Firemen Relief Interest	
140 - Other Income - Other	
Total 140 - Other Income	23,000.00

Total Income 468,100.00

Expense

200 - Administration

202 - Legal Fees	
209 - Annual Dinner/Award	6,000.00
210 - Fire Chief Discretionary	2,000.00
211 - Bank Charges & Credit Card Fees	250.00
212 - Prof Fees	4,000.00
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
Total 200 - Administration	23,250.00

220 - Insurance

223 - Vol. Fire Fighters' Workers Com	7,500.00
224 - Commercial Package	20,000.00
Total 220 - Insurance	27,500.00

225 - Drug Testing/Physical Exams 5,000.00

230 - Taxes

231 - Sales Taxes

Providence Volunteer Fire Department
Income & Expense Budget Performance
August 2011

	Annual Budget
232 · Meck CO.	1,500.00
233 · Union County	1,500.00
239 · Electricity & Telecommunication	
Total 231 · Sales Taxes	3,000.00
236 · Property Tax	100.00
237 · Freight	100.00
Total 230 · Taxes	3,200.00
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	12,000.00
Total 300 · Build Maintenance	22,000.00
400 · Utilities	
410 · Electric	9,000.00
420 · Natural Gas	3,500.00
430 · Telephone	5,000.00
440 · Water	500.00
Total 400 · Utilities	18,000.00
500 · Fire Fighters' Equip/Training	
510 · Clothing	
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
Total 520 · Equipment	20,500.00
526 · PPE (Personal Protective Equip)	25,000.00
530 · Medical	
532 · Supplies	2,500.00
533 · Waste	1,500.00
Total 530 · Medical	4,000.00
540 · Training	
541 · Seminars	2,500.00
542 · Books	2,000.00
543 · PR Literature	1,500.00
544 · Other	
Total 540 · Training	6,000.00

Providence Volunteer Fire Department
Income & Expense Budget Performance
August 2011

Annual Budget

Total 500 · Fire Fighters' Equip/Training	62,500.00
600 · Fire Engines	
620 · '99 Southern Coach Eng #322	15,000.00
640 · '03 Red Diamond #324	6,000.00
650 · '02 Ford Quesco Brush #326	2,000.00
660 · '95 Intern\Hackney Squad #32	5,000.00
680 · '06 KME Pumper #321	16,000.00
681 · Diesel Fuel	12,000.00
682 · Gasoline	200.00
683 · Cleaning Supplies	1,000.00
684 · Miscellaneous Parts	1,000.00
685 · Fire Engines - Other	6,000.00
Total 600 · Fire Engines	64,200.00
800 · Firefighters Payroll	
801 · Payroll - Day Shift	184,000.00
802 · Payroll - Night Shift	84,000.00
808 · Payroll Expenses	
FICA	18,000.00
FUTA	1,000.00
SUTA	3,600.00
808 · Payroll Expenses - Other	3,000.00
Total 808 · Payroll Expenses	25,600.00
Total 800 · Firefighters Payroll	293,600.00
850 · Christmas Fundraising Expense	4,000.00
Total Expense	523,250.00
Net Ordinary Income	-55,150.00
Net Income	-55,150.00

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09/01/11
Cash Basis

Providence Volunteer Fire Department

Balance Sheet

As of August 31, 2011

Aug 31, 11

ASSETS

Current Assets

Checking/Savings

Checking Accounts

BB&T Checking-5119	102,698.15
BOA Bus Economy - 8095	2,670.93
BOA Payroll-7449	10,794.19

Total Checking Accounts 116,163.27

CD - BBT - 0108/0094 (10/10/11) 174,429.87

Firemen Relief-BOA-8254 29,339.59

Total Checking/Savings 319,932.73

Total Current Assets 319,932.73

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 158,711.28

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 550,838.63

TOTAL ASSETS 1,029,482.64

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

2100 - Payroll Liabilities 5,287.08

Total Other Current Liabilities 5,287.08

Total Current Liabilities 5,287.08

Total Liabilities 5,287.08

Equity

3900 - Retained Earnings 1,062,604.13

Net Income -38,408.57

Total Equity 1,024,195.56

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09/01/11
Cash Basis

Providence Volunteer Fire Department

Balance Sheet

As of August 31, 2011

Aug 31, 11

TOTAL LIABILITIES & EQUITY

1,029,482.64

WESLEY CHAPEL VFD

9/6/2011

NFIRS Incident Listing Summary Report

1	total calls for Incident Type 111	Building fire
1	total calls for Incident Type 113	Cooking fire, confined to container
1	total calls for Incident Type 142	Brush or brush-and-grass mixture fire
45	total calls for Incident Type 311	Medical assist, assist EMS crew
5	total calls for Incident Type 322	Motor vehicle accident with injuries
8	total calls for Incident Type 324	Motor vehicle accident with no injuries
3	total calls for Incident Type 381	Rescue or EMS standby
1	total calls for Incident Type 422	Chemical spill or leak
3	total calls for Incident Type 440	Electrical wiring/equipment problem, other
1	total calls for Incident Type 500	Service Call, other
1	total calls for Incident Type 554	Assist invalid
2	total calls for Incident Type 600	Good intent call, other
7	total calls for Incident Type 611	Dispatched & canceled en route
2	total calls for Incident Type 631	Authorized controlled burning
3	total calls for Incident Type 651	Smoke scare, odor of smoke
9	total calls for Incident Type 735	Alarm system sounded due to malfunction
8	total calls for Incident Type 736	CO detector activation due to malfunction
10	total calls for Incident Type 745	Alarm system activation, no fire - unintentional
1	total calls for Incident Type 814	Lightning strike (no fire)

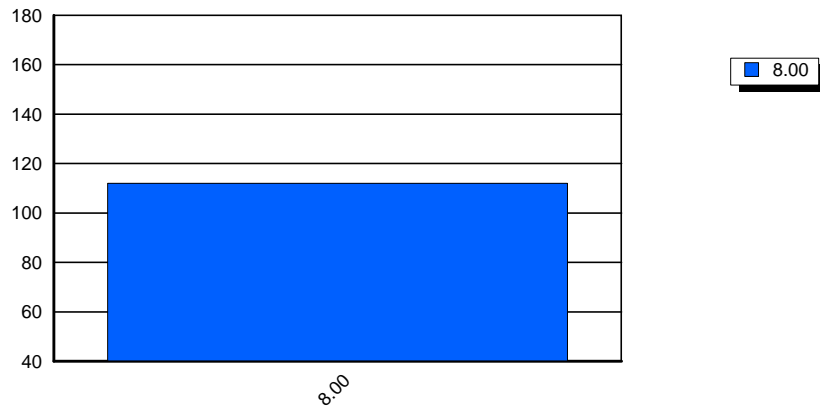
Total Incidents:

112

WESLEY CHAPEL VFD

9/6/2011

Count of Alarms Per Month



<u>FDID</u>	<u>INCIDENT#</u>	<u>EXP</u>	<u>ALARM DATE</u>
09020	1106463	0	08/01/2011
09020	1106468	0	08/01/2011
09020	1106489	0	08/02/2011
09020	1106490	0	08/02/2011
09020	1106492	0	08/02/2011
09020	1106493	0	08/02/2011
09020	1106506	0	08/02/2011
09020	1106509	0	08/02/2011
09020	1106540	0	08/03/2011
09020	1106546	0	08/04/2011
09020	1106552	0	08/04/2011
09020	1106566	0	08/04/2011
09020	1106596	0	08/05/2011
09020	1106612	0	08/06/2011
09020	1106615	0	08/06/2011
09020	1106617	0	08/06/2011
09020	1106620	0	08/06/2011
09020	1106621	0	08/06/2011
09020	1106623	0	08/06/2011
09020	1106625	0	08/06/2011
09020	1106632	0	08/07/2011
09020	1106645	0	08/07/2011
09020	1106651	0	08/07/2011
09020	1106653	0	08/07/2011
09020	1106654	0	08/08/2011

<u>FDID</u>	<u>INCIDENT#</u>	<u>EXP</u>	<u>ALARM DATE</u>
09020	1106661	0	08/08/2011
09020	1106664	0	08/08/2011
09020	1106680	0	08/08/2011
09020	1106703	0	08/09/2011
09020	1106699	0	08/09/2011
09020	1106725	0	08/10/2011
09020	1106724	0	08/10/2011
09020	1106732	0	08/10/2011
09020	1106734	0	08/10/2011
09020	1106740	0	08/10/2011
09020	1106745	0	08/11/2011
09020	1106752	0	08/11/2011
09020	1106753	0	08/11/2011
09020	1106775	0	08/12/2011
09020	1106777	0	08/12/2011
09020	1106787	0	08/12/2011
09020	1106800	0	08/12/2011
09020	1106817	0	08/13/2011
09020	1106810	0	08/13/2011
09020	1106828	0	08/13/2011
09020	1106830	0	08/13/2011
09020	1106832	0	08/13/2011
09020	1106836	0	08/14/2011
09020	1106850	0	08/14/2011
09020	1106856	0	08/14/2011
09020	1106860	0	08/15/2011
09020	1106866	0	08/15/2011
09020	1106869	0	08/15/2011
09020	1106872	0	08/15/2011
09020	1106875	0	08/15/2011
09020	1106878	0	08/15/2011
09020	1106882	0	08/15/2011
09020	1106883	0	08/15/2011
09020	1106897	0	08/16/2011
09020	1106901	0	08/16/2011
09020	1106910	0	08/17/2011
09020	1106917	0	08/17/2011
09020	1106918	0	08/17/2011
09020	1106919	0	08/17/2011
09020	1106930	0	08/17/2011
09020	1106936	0	08/18/2011
09020	1106937	0	08/18/2011
09020	1106948	0	08/18/2011

<u>FDID</u>	<u>INCIDENT#</u>	<u>EXP</u>	<u>ALARM DATE</u>
09020	1106958	0	08/18/2011
09020	1106963	0	08/18/2011
09020	1106895	0	08/19/2011
09020	1106975	0	08/19/2011
09020	1106976	0	08/19/2011
09020	1106986	0	08/19/2011
09020	1106993	0	08/19/2011
09020	1107015	0	08/20/2011
09020	1107016	0	08/20/2011
09020	1107014	0	08/20/2011
09020	1107048	0	08/21/2011
09020	1107051	0	08/21/2011
09020	1107064	0	08/21/2011
09020	1107068	0	08/22/2011
09020	1107071	0	08/22/2011
09020	1107079	0	08/22/2011
09020	1107088	0	08/22/2011
09020	1107093	0	08/22/2011
09020	1107102	0	08/23/2011
09020	1107109	0	08/23/2011
09020	1107114	0	08/23/2011
09020	1107123	0	08/24/2011
09020	1107125	0	08/24/2011
09020	1107132	0	08/25/2011
09020	1107143	0	08/25/2011
09020	1107183	0	08/26/2011
09020	1107187	0	08/26/2011
09020	1107189	0	08/26/2011
09020	1107196	0	08/27/2011
09020	1107207	0	08/27/2011
09020	1107222	0	08/28/2011
09020	1107223	0	08/28/2011
09020	1107231	0	08/28/2011
09020	1107238	0	08/28/2011
09020	1107245	0	08/28/2011
09020	1107262	0	08/29/2011
09020	1107277	0	08/29/2011
09020	1107281	0	08/30/2011
09020	1107289	0	08/30/2011
09020	1107294	0	08/30/2011
09020	1107307	0	08/30/2011
09020	1107310	0	08/30/2011
09020	1107324	0	08/31/2011

<u>FDID</u>	<u>INCIDENT#</u>	<u>EXP</u>	<u>ALARM DATE</u>
09020	1107325	0	08/31/2011

Month Total: **112**

Grand Total: **112**

TOWN OF WEDDINGTON

MEMORANDUM

TO: Mayor and Town Council

FROM: Kim Woods, Tax Collector

DATE: September 6, 2011

SUBJECT: Monthly Report – August 2011

Transactions	
Taxes Collected:	
As of August 31, 2011; the following taxes remain Outstanding:	
2002	\$82.07
2003	\$196.11
2004	\$159.59
2005	\$291.65
2006	\$180.70
2007	\$308.39
2008	\$2945.33
2009	\$4591.57
2010	\$14391.99
Total Outstanding:	\$23147.40

TOWN OF WEDDINGTON BALANCE SHEET

FY 2011-2012

PERIOD ENDING: 08/31/201

10

ASSETS

ASSETS

10-1120-000 TRINITY CHECKING ACCOUNT	359,887.13
10-1120-001 TRINITY MONEY MARKET	806,537.35
10-1120-002 CITIZENS SOUTH CD'S	1,018,635.03
10-1170-000 NC CASH MGMT TRUST	529,504.95
10-1212-001 A/R PROPERTY TAX - 1ST YEAR PRIOR	14,391.99
10-1212-002 A/R PROPERTY TAX - NEXT 8 PRIOR YRS	8,755.41
10-1214-000 PREPAID ASSETS	9,078.00
10-1232-000 SALES TAX RECEIVABLE	747.91
10-1610-001 FIXED ASSETS - LAND & BUILDINGS	828,793.42
10-1610-002 FIXED ASSETS - FURNITURE & FIXTURES	14,022.92
10-1610-003 FIXED ASSETS - EQUIPMENT	134,876.46
TOTAL ASSETS	3,725,230.57

LIABILITIES & EQUITY

LIABILITIES

10-2115-000 ACCOUNTS PAYABLE ACCRUAL	-4,904.81
10-2120-000 BOND DEPOSIT PAYABLE	361,897.55
10-2151-000 FICA TAXES PAYABLE	3,088.56
10-2152-000 FEDERAL TAXES PAYABLE	1,627.10
10-2153-000 STATE W/H TAXES PAYABLE	861.00
10-2154-001 NC RETIREMENT PAYABLE	5,207.28
10-2155-000 HEALTH INSURANCE PAYABLE	-3,124.50
10-2156-000 LIFE INSURANCE PAYABLE	-59.67
10-2157-000 401K PAYABLE	-3,256.84
10-2620-000 DEFERRED REVENUE - DELQ TAXES	14,391.99
10-2630-000 DEFERRED REVENUE-NEXT 8	8,755.41
TOTAL LIABILITIES	384,483.07

TOWN OF WEDDINGTON
BALANCE SHEET

FY 2011-2012

PERIOD ENDING: 08/31/201

10

EQUITY

10-2620-001 FUND BALANCE - UNDESIGNATED	1,901,239.14
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10-2620-003 FUND BALANCE-DESIG FOR CAP PROJECTS	569,629.30
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10-2620-004 FUND BALANCE-INVEST IN FIXED ASSETS	977,692.80
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10-2620-005 CURRENT YEAR EQUITY YTD	17,004.03
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CURRENT FUND BALANCE - YTD NET REV	-124,823.77
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TOTAL EQUITY	3,340,741.50
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TOTAL LIABILITIES & FUND EQUITY	3,725,224.57
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TOWN OF WEDDINGTON
BALANCE SHEET

FY 2011-2012

PERIOD ENDING: 08/31/201

10

TOWN OF WEDDINGTON REVENUE & EXPENDITURE STATEMENT

FY 2011-2012

	08/01/2011 TO 08/31/2011			
	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE:				
10-3101-110 AD VALOREM TAX - CURRENT	0.00	0.00	550,000.00	10
10-3102-110 AD VALOREM TAX - 1ST PRIOR Y	0.00	98.54	5,000.00	9
10-3103-110 AD VALOREM TAX - NEXT 8 YRS	0.00	871.20	1,000.00	1
10-3110-121 AD VALOREM TAX - MOTOR VEH	2,449.61	2,449.61	30,000.00	9
10-3115-180 TAX INTEREST	0.00	72.37	1,750.00	9
10-3231-220 LOCAL OPTION SALES TAX REV -	10,377.60	10,377.60	120,000.00	9
10-3322-220 BEER & WINE TAX	0.00	0.00	48,750.00	10
10-3324-220 UTILITY FRANCHISE TAX	0.00	0.00	450,000.00	10
10-3340-400 ZONING & PERMIT FEES	925.00	2,875.00	10,000.00	7
10-3350-400 SUBDIVISION FEES	0.00	0.00	1,000.00	10
10-3830-891 MISCELLANEOUS REVENUES	0.00	-9,139.65	1,500.00	70
10-3831-491 INVESTMENT INCOME	117.20	117.20	21,020.00	9
TOTAL REVENUE	13,869.41	7,721.87	1,240,020.00	9
AFTER TRANSFERS	13,869.41	7,721.87	1,240,020.00	
4110 GENERAL GOVERNMENT				
EXPENDITURE:				
10-4110-126 FIRE DEPT SUBSIDIES	0.00	0.00	236,520.00	10
10-4110-128 POLICE PROTECTION	0.00	54,152.25	220,000.00	7
10-4110-192 ATTORNEY FEES	0.00	0.00	110,000.00	10
10-4110-195 ELECTION EXPENSE	0.00	1,830.50	10,825.00	8
10-4110-340 EVENTS & PUBLICATIONS	15,257.94	15,257.94	27,750.00	4
10-4110-495 OUTSIDE AGENCY FUNDING	0.00	0.00	4,000.00	10
TOTAL EXPENDITURE	15,257.94	71,240.69	609,095.00	8
BEFORE TRANSFERS	-15,257.94	-71,240.69	-609,095.00	
AFTER TRANSFERS	-15,257.94	-71,240.69	-609,095.00	
4120 ADMINISTRATIVE				
EXPENDITURE:				
10-4120-121 SALARIES - CLERK	5,691.47	11,374.83	67,500.00	8
10-4120-123 SALARIES - TAX COLLECTOR	3,100.87	5,755.69	40,000.00	8
10-4120-124 SALARIES - FINANCE OFFICER	0.00	535.43	10,500.00	9
10-4120-125 SALARIES - MAYOR & TOWN COU	1,750.00	3,500.00	21,000.00	8
10-4120-181 FICA EXPENSE	1,145.75	1,945.00	10,400.00	8
10-4120-182 EMPLOYEE RETIREMENT	2,004.81	3,252.19	17,100.00	8
10-4120-183 EMPLOYEE INSURANCE	1,479.00	2,884.05	18,000.00	8
10-4120-184 EMPLOYEE LIFE INSURANCE	27.16	53.28	325.00	8
10-4120-185 EMPLOYEE S-T DISABILITY	24.00	46.80	300.00	8
10-4120-191 AUDIT FEES	0.00	0.00	8,100.00	10
10-4120-193 CONTRACT LABOR	0.00	0.00	5,000.00	10
10-4120-200 OFFICE SUPPLIES - ADMIN	816.44	1,460.52	20,500.00	9
10-4120-210 PLANNING CONFERENCE	0.00	0.00	2,500.00	10
10-4120-321 TELEPHONE - ADMIN	115.02	230.40	1,575.00	8
10-4120-325 POSTAGE - ADMIN	-1.00	-31.36	4,200.00	10
10-4120-331 UTILITIES - ADMIN	340.90	604.86	4,725.00	8
10-4120-351 REPAIRS & MAINTENANCE - BUIL	558.75	558.75	8,500.00	9
10-4120-352 REPAIRS & MAINTENANCE - EQU	745.49	1,454.14	20,000.00	9
10-4120-354 REPAIRS & MAINTENANCE - GRO	2,683.00	2,683.00	108,450.00	9
10-4120-355 REPAIRS & MAINTENANCE - PES	0.00	110.00	750.00	8

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**TOWN OF WEDDINGTON
REVENUE & EXPENDITURE STATEMENT**

FY 2011-2012

		08/01/2011 TO 08/31/2011		<u>BUDGETED</u>	<u>% BUDGET REM</u>
		<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>		
10-4120-356	REPAIRS & MAINTENANCE - CUS	400.00	400.00	5,750.00	9
10-4120-370	ADVERTISING - ADMIN	38.00	41.00	1,000.00	9
10-4120-397	TAX LISTING & TAX COLLECTION	150.00	114.24	2,000.00	9
10-4120-400	ADMINISTRATIVE:TRAINING	385.00	640.00	4,100.00	8
10-4120-410	ADMINISTRATIVE:TRAVEL	269.18	518.60	6,500.00	9
10-4120-450	INSURANCE	407.22	2,088.67	24,000.00	9
10-4120-491	DUES & SUBSCRIPTIONS	0.00	12,184.00	18,000.00	3
10-4120-498	GIFTS & AWARDS	0.00	0.00	1,500.00	10
10-4120-499	MISCELLANEOUS	359.16	940.58	2,000.00	5
	TOTAL EXPENDITURE	22,490.22	53,344.67	434,275.00	8
	BEFORE TRANSFERS	-22,490.22	-53,344.67	-434,275.00	
	AFTER TRANSFERS	-22,490.22	-53,344.67	-434,275.00	
4130 PLANNING & ZONING					
EXPENDITURE:					
10-4130-121	SALARIES - ZONING ADMINISTR	5,016.38	10,032.76	60,375.00	8
10-4130-122	SALARIES - ASST ZONING ADMIN	132.60	395.74	2,500.00	8
10-4130-123	SALARIES - RECEPTIONIST	1,671.32	3,351.53	22,575.00	8
10-4130-124	SALARIES - PLANNING BOARD	1,050.00	2,300.00	17,500.00	8
10-4130-125	SALARIES - SIGN REMOVAL	397.75	763.68	4,500.00	8
10-4130-181	FICA EXPENSE - P&Z	888.36	1,544.43	8,000.00	8
10-4130-182	EMPLOYEE RETIREMENT - P&Z	1,500.74	2,534.01	13,700.00	8
10-4130-183	EMPLOYEE INSURANCE	1,479.00	3,031.95	19,500.00	8
10-4130-184	EMPLOYEE LIFE INSURANCE	21.84	44.72	300.00	8
10-4130-185	EMPLOYEE S-T DISABILITY	12.00	25.20	200.00	8
10-4130-193	CONSULTING	-120.00	240.00	15,000.00	9
10-4130-194	CONSULTING - COG	0.00	136.00	10,000.00	9
10-4130-200	OFFICE SUPPLIES - PLANNING &	696.44	709.57	5,000.00	8
10-4130-201	ZONING SPECIFIC OFFICE SUPPLI	0.00	0.00	2,500.00	10
10-4130-215	HISTORIC PRESERVATION	0.00	0.00	500.00	10
10-4130-220	TRANSPORTATION & IMPROVEM	0.00	-18,062.59	3,000.00	70
10-4130-321	TELEPHONE - PLANNING & ZONI	115.02	230.41	1,575.00	8
10-4130-325	POSTAGE - PLANNING & ZONING	-1.00	-1.00	4,200.00	10
10-4130-331	UTILITIES - PLANNING & ZONING	340.89	604.87	4,725.00	8
10-4130-370	ADVERTISING - PLANNING & ZON	38.00	79.00	1,000.00	9
	TOTAL EXPENDITURE	13,239.34	7,960.28	196,650.00	9
	BEFORE TRANSFERS	-13,239.34	-7,960.28	-196,650.00	
	AFTER TRANSFERS	-13,239.34	-7,960.28	-196,650.00	
	GRAND TOTAL	-37,118.09	-124,823.77	0.00	