

TOWN OF WEAVERVILLE

AGENDA

**Town Hall Council Chambers
30 South Main Street
Weaverville, N.C. 28787**

**December 18, 2017 at 6:00pm
Town Council Monthly Meeting**

- 1. **Call to Order** Mayor Root
- 2. **Approval / Adjustments to the Agenda** Mayor Root
- 3. **Approval of Minutes** Mayor Root
 - A. November 20, 2017 Regular Meeting Minutes
- 4. **Consent Agenda**
 - A. Monthly Tax Report Town Manager
 - B. Awarding of Service Firearm and Badge to Retiring Police Chief Town Manager
 - C. Initial Consideration & Setting Public Hearing for Code Amendments: Food Trucks -
Setting Public Hearing for January 22, 2018 at 7pm Town Planner
 - D. Initial Consideration & Setting Public Hearing for Zoning Map Amendments: Weaverville
Condos (Behind WalMart) - *Setting Public Hearing for January 22, 2018 at 7pm* Town Planner
- 5. **General Public Comments**
- 6. **Public Hearing: Amendments to Code Section 25-83** Town Planner
Proposed amendments related to the Certificate of Ownership and Dedication language for final plats.
- 7. **Discussion & Action Items:**
 - A. Action on Amendments to Code of Ordinances Section 25-83 Town Planner
 - B. FY 2017 Audit Presentation Finance Officer and
Travis Keever
 - C. Public Works & Water Departmental Report Public Works Director
 - D. Waterline Acceptance: Greenwood Park Phase I & II Public Works Director
 - E. Waterline Acceptance: Maple Trace Phase III Public Works Director
 - F. Waterline Acceptance: Water Pointe Public Works Director
 - G. Water Allocation Request: Hawthorne Apt. Complex Called North Point Public Works Director
 - H. Amendments to FY 2018 Fee Schedule Town Manager
- 8. **Town Manager's Report** Town Manager
- 9. **Community and/or Employee Recognition** Mayor Root
 - A. Christmas Parade Float Winners
 - B. Police Chief Greg Stephens – Retirement
 - C. Public Works Director - Retirement
- 10. **Adjournment** Mayor Root



MINUTES

Town of Weaverville State of North Carolina

Town Council Regular Meeting Monday, November 20, 2017

The Town Council for the Town of Weaverville met for its regular monthly meeting on Monday, November 20, 2017, at 6:00 p.m. in Council Chambers within Weaverville Town Hall at 30 South Main Street, Weaverville, North Carolina.

Council members present were: Mayor Al Root, Vice Mayor/Councilman John Penley, Councilman Doug Jackson, Mayor/Councilwoman Dottie Sherrill, Councilman Andrew Nagle and Councilman Patrick Fitzsimmons.

Staff present was: Town Manager Selena Coffey, Town Attorney Jennifer Jackson, Town Clerk Derek Huninghake, Police Chief Greg Stephens, Fire Chief Ted Williams, Town Planner James Eller, Finance Officer Tonya Dozier and Public Works Director Tony Laughter.

1. Call to Order

Mayor Sherrill called the meeting to order at 6:00 p.m.

2. Organization of Newly Constituted Town Council

A. Oaths of Office for Mayor & Council

Steven D. Cogburn, Buncombe County Clerk of Court, administered the Oaths of Office to the newly elected Mayor Al Root and Council members Doug Jackson and Dottie Sherrill.

B. Selection of Vice-Mayor

Councilwoman Sherrill nominated Councilman Penley as Vice-Mayor. Councilman Nagle seconded and all voted in favor of the selection. There were no other nominations.

3. Recognition of Outgoing Mayor Sherrill

Mayor Al Root recognized Dottie Sherrill for her service to the Town of Weaverville, and with grateful appreciation for her upstanding dedication and exceptional leadership as Mayor from 2013-2017, presented her with a plaque.

4. Approval/Adjustments to the Agenda

Councilwoman Sherrill made a motion to approve the agenda as presented. Councilman Penley seconded and all voted in favor of the motion.

5. Approval of Minutes

Town Manager Selena Coffey mentioned that the October 12, 2017 Town Council Workshop minutes needed to be revised to show 20% of gross revenue, not 25% and it should say the three financing options the Town has, instead of USDA.

Councilwoman Sherrill made the motion to approve the September 12, 2017 Special-Called Town Council Workshop minutes and the October 16, 2017 Regular Scheduled Town Council minutes as presented and the October 12, 2017, Special-Called Town Council Workshop minutes with the aforementioned revisions. Councilman Penley seconded the motion and all voted in favor on the approval of the minutes.

6. Consent Agenda

Councilman Penley moved for the approval of the consent agenda. Councilman Nagle seconded the motion and all voted unanimously to approve all action requested in the consent agenda.

A. Monthly Tax Report – Information Only

B. Appointment to the Animal Control Appeals Board – Appointed Tina Jenkins to the Animal Control Board to serve an unexpired term ending in November 2018.

C. Set a Public Hearing on Code Amendments for December 18, 2017 at 6:00pm – Public Hearing set for December 18, 2017, at 6:00 pm

7. General Public Comment

Public comments were received as follows:

Earl Valois, 42 Loftin St., thanked his opponents for a great campaign and was very pleased with the election turn out. He appreciates the communities support and heard a lot of concerning issues that he will continue to help solve. He will still try to bring model codes, performance base management systems, good planning and transforming of leadership to our community.

Carol Comby, 412 Kyfields, commented about the large shipping container that sits adjacent to their property. She believes that the use of this structure is inappropriate for residential areas, since the lots are so small and close together. She asked Council to look into making an ordinance restricting these structures in residential neighborhoods.

Howell Smith, 111 Kyfields, commented on the large container issue as well, and would rather have Town Council allow storage units in the Town limits than allow these large containers for residential use.

Aileen Fleming, 440 Kyfields, commented that the large container is placed right on the end of Kyfields property line and is double the size of her house. She asked Council if there was anything they could do about where it was placed at.

8. Public Hearing and Action on Amendments to Code of Ordinances Chapter 36

Councilman Penley made the motion to enter into Public Hearing; Councilman Fitzsimmons seconded and all voted in favor of opening the Public Hearing.

Town Planner James Eller mentioned that on October 3rd staff relayed to the Planning and Zoning some minor revisions to the Table of Uses. All three were reviewed and unanimously recommended to Town Council for their consideration. Here are the proposed amendments in brief:

- Uses defined as manufacturing, heavy from permitted within the I-1 Zoning District to a Conditional Zoning District within the I-1 Zoning District.
- Removing the last line of the definition of mixed use building or development which states “the uses permitted within the mixed use building or development shall be determined by the regulations applicable to the zoning district in which the property is located” to allow Council to consider any use within same following review and recommendation of the Planning and Zoning Board.
- Uses defined as mini-warehouses to be permitted only in the I-1 Zoning District.

Town Planner James Eller noted that the Public Hearing notice was ran in the Asheville Citizen Times on November 8, 2017 and November 15, 2017.

Councilman Nagle made the motion to close the Public Hearing; Councilwoman Sherrill seconded and all voted in favor of closing the Public Hearing.

9. Discussion and Action Items

A. Action on Amendments to Code of Ordinances Chapter 36

Mayor Al Root asked Council what action they would like to take, having just closed the public hearing on the proposed Code amendments. A draft Ordinance was included in the materials.

Councilman Fitzsimmons made a motion to adopt the Ordinance amending sections of Chapter 36 of Town Code . Councilwoman Sherrill seconded the motion. The motion passed by a unanimous vote of Council.

B. FY 2017 ABC Audit Presentation

Chairman Robert Chason presented the Weaverville ABC FY 2017 Audit to Town Council. He noted that the ABC store was performing really well and has continued to grow financially. Last year's sales increased by 8.3% and their profit distribution to the Town of Weaverville was over \$127,000 with an additional \$14,000 given to law enforcement and alcohol education. He hopes this next year they can reach \$3 million in sales.

C. Police Department Report – Police Chief Greg Stephens presented the Weaverville Police Departments Quarterly Report for August – October 2017. The quarterly report is attached.

D. Fire Department Report – Fire Chief Ted Williams presented the Weaverville Fire Departments Quarterly Report for August – October 2017. Also, Chief Williams mentioned that the Weaverville Fire Department just completed a project with Duke Energy to become 100% LED lighting and should over the life of this equipment see a 30% reduction in overall energy usage. The quarterly report is attached.

E. Budget Amendment: WR-Martin Contract for System Development Fees

Finance Officer Tonya Dozier mentioned that at Town Councils meeting on October 16, 2017, they approved a proposal from WR-Martin to provide professional services that the State requires in order for the Town to legally charge Water System Development Fees. The amount of the contract for these services is \$17,500 and will be paid through the Appropriated Water Fund Balance as shown in the Budget Amendment.

Councilman Penley made a motion to approve the Budget Amendment . Councilwoman Sherrill seconded the motion. The motion passed by a unanimous vote of Council.

F. Tax Releases

Finance Officer Tonya Dozier mentioned that there were three tax releases that Town Council needed to take action on. One tax release is as a result of Buncombe County double billing property owned by Shakamar Investment Group, LLC, and the other two releases are for Craig Byers boat, which was not located within Town limits in 2015 and 2016.

Councilman Nagle made a motion to (1) release \$145,900 in valuation from Shakamar Investment Group, LLC from 2017 tax year, so that \$554.42 can be released from the 2017 levy; (2) release \$6,234 in personal property valuation from Craig Byers' 2015 listing, so that \$23.69 in levy and \$4.73 in late listing can be release; and (3) release \$6,926 in personal property valuation from Craig Byers' 2016 listing, so that \$26.32 in levy and \$2.63 in late listing can be released . Councilman Fitzsimmons seconded the motion. The motion passed by a unanimous vote of Council.

G. Non-Budgetary Revision Town Attorney Contract

Town Attorney Jennifer Jackson requested from Town Council a non-budgetary revision to her contract. Since the Town employs her for more than 1,000 hours per year, it is mandatory that she participate in the Local Government Retirement System. The requested revision changes the allocation from 401(k) to Local Government Retirement System. She also requested that the Town consider adding a provision which would allow her to be paid out the Town's retirement contribution on her behalf should Town Council chose not to keep her employed long enough to become vested in the Local Government Retirement System.

Councilwoman Sherrill made a motion to approve the attached contract containing the revised language . Councilman Penley seconded the motion. The motion passed by a unanimous vote of Council.

H. Discussion related to Accessory Structures within Residential Districts

Town Planner James Eller discussed statutory limitations placed upon local jurisdictions by State statute. He mentioned that the General Assembly of the State of North Carolina will not allow a local jurisdiction to legislate design standards on structures that are subject to the North Carolina residential building code. Before he issued the permit, he reached out to Buncombe County Permit and Inspections, School of Government, emailed listserv and other jurisdictions in the county, who all agreed that with his assessment.

Councilman Jackson commented that he has spoken with the Town Planner, Town Attorney, Town Manager and Planning and Zoning Board Chairman Doug Theroux and nothing could be done. He would like to refer this to the Planning and Zoning Board to explore thoroughly and in depth, so that they can come back with some recommendations to minimize the visual impact on the residents.

Mayor Al Root stressed that staff can only enforce the law as it is written. However, as for the particular matter that is present, if someone disagrees with the decision by Town Planner James Eller, it could be appealed to the Zoning Board of Adjustment not Town Council.

I. Schedule December Workshop

Mayor Al Root scheduled a Town Council workshop for December 12, 2017 at 5:30 pm at Town Hall to organize meeting times and a visioning process going forward.

10. Town Manager's Report

Town Manager Selena Coffey presented her Manager's report to Council including the Town's Christmas Parade is December 2nd at 1pm, Police Chief Greg Stephens and Public Works Director Tony Laughner have announced their retirement and the Town will have a reception to honor them, the Town is taking applications for Citizens Academy and has already received 12, the demolition of the Lake Louise Community Center is scheduled for December 5, 2017, the Town has entered a contract to have the Christmas Tree Lights be professionally lit this year with new lights and ornaments, and Town Manager Coffey wished everyone a Happy Thanksgiving.

11. Closed Session

Councilwoman Sherrill made the motion to enter closed session as per N.C. Gen. Stat. § 143-318.11(a)(3) to consult with an attorney and N.C. Gen. Stat. § 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, of conditions of employment of a public officer or employee, or to hear or investigate a complaint, charge or grievance. Councilman Penley seconded the motion and by a unanimous vote Council entered into closed session.

[CLOSED SESSION]

Councilman Jackson made the motion to exit closed session. Councilman Nagle seconded and all voted unanimously to exit closed session and re-enter open session.

12. Adjournment

Councilman Penley made the motion to adjourn; Councilman Jackson seconded and all voted to adjourn the Council's meeting at 7:50 p.m.

Derek K. Huninghake, Town Clerk

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: December 18, 2017
SUBJECT: Monthly Tax Report
PRESENTER: Town Finance Director
ATTACHMENTS: Tax Report dated December 11, 2017

DESCRIPTION/SUMMARY OF REQUEST:

The Tax Collector's tax report is attached for your information. This report is good through December 11, 2017, and represents tax collections during the Town's 2017/2018 fiscal year.

**Town of Weaverville
MONTHLY TAX REPORT
FY 2017-18**

	<u>AS OF 12/11/17</u>	
Real Property:	722,523,279	
Real Property Discoveries:	4,382,100	
Total Real Property:	726,905,379	726,905,379
Personal:	68,272,808	
Personal Discoveries:	25,284	
Total Personal:	68,298,092	68,298,092
Public Utilities:		5,147,971
Exemption:		(9,394,737)
Releases:		(1,233,091)
Total Tax Value		789,723,614
Tax Levy @.38 cents per \$100		
Real Property:		27,622,240.00
Personal Property:		242,859.00
Public Utilities:	19,563.00	
Less Under \$5 Adjustment		(61.00)
Total Public Utilities:	19,563.00	19,563.00
Exemption:		(35,700.00)
Releases:		(4,675.00)
Total Levy (Total Billed)		2,984,226.00
Total Current Year Collections		1,424,640.00
% Collected		47.73%
Total Left to be Collected:		1,559,586.00
Prior Years Paid		1826

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: December 18, 2017
Subject: Awarding of Service Weapon to Retiring Police Chief Greg Stephens
Presenter: Town Manager
Attachments: None

Description:

The Town Manager recommends that Town Council approve the award of his service side arm and badge of office to Police Chief Greg Stephens upon his retirement. North Carolina General Statute §20-187.2 allows for his badge to be provided at no charge and leaves the expense for his side arm to the discretion of Town Council.

Council Action Requested:

The Town Manager recommends awarding the Chief's badge at no cost and the side arm at \$1.00 in keeping with general statutes provisions.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, December 18, 2017
Subject: Initial Town Council Review of a Proposed Text Amendment
- Mobile Food Vendors - Setting a Date for a Public Hearing
Presenter: Planning Director
Attachments: Zoning Text Amendment Application and Related Documents

Description:

Staff is in possession of an application to amend the text of the zoning ordinance of the Town of Weaverville. Said application proposes to change the additional standards applied to mobile food vendors within the C-1 Zoning District.

It is important for both Council and the Planning and Zoning Board to consider that an amendment to the text of the zoning ordinance would be applicable to the C-1, C-2 and I-1 Zoning Districts and would not be site specific.

Action Requested:

Staff is seeking the input of Council related to the aforementioned application for a zoning map amendment, the initiation of the full review process before the Planning and Zoning Board and setting a date for a public hearing on Monday, January 22, 2018 at 7pm.

**TOWN OF WEAVERVILLE APPLICATION FOR
A ZONING MAP OR TEXT AMENDMENT**

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787
(828) 484-7002--- fax (828) 645-4776 --- jeller@weaverville.org

OWNER/APPLICANT NAME: Jon Varner

APPLICATION DATE: 4 Dec 17

PHONE NUMBER: 828-484-2390

MAILING ADDRESS: 131 Jupiter Rd

Application is made to the Town Council of Weaverville to amend:

- The Zoning Map
- The text of the Zoning Ordinance (Ch 36 of Code of Ordinances)

APPLICATION TO AMEND ZONING MAP

PROPERTY ADDRESS: 11 Florida Ave

PIN:

LOT AREA (acres):

CURRENT ZONING DISTRICT: C-1

PROPOSED ZONING DISTRICT:

APPLICATION IS NOT COMPLETE WITHOUT A BOUNDARY SURVEY DEPICITING:

- Total acreage
- Current owner(s) and date of survey
- Property location relative to streets
- North arrow
- Existing easements, rights of way, or other restrictions on the property
- Areas located within the floodplain
- Natural terrain of 15% or greater grade
- Adjoining property owners, addresses, and Buncombe County PINs

APPLICATION TO AMEND TEXT

SECTION(S) OF CHAPTER 36 TO AMEND: Sec. 36-130.C and 36-130.I.

PROPOSED CHANGE TO TEXT (attach additional documentation if necessary): Sec. 36-130.C. – Replace current text with "Mobile food vendors shall be located at least 100 feet from any residential structure located within the R-1, R-2 or R-3 Zoning District" reducing the distant requirement from 200 feet to 100 feet.

Sec. 36-130.I – Remove this section, removing the special event permit requirement for mobile food vendors in C-1 zoning district.

**TOWN OF WEAVERVILLE APPLICATION FOR
A ZONING MAP OR TEXT AMENDMENT**

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787
(828) 484-7002--- fax (828) 645-4776 --- jeller@weavervillenc.org

JUSTIFICATION OF PROPOSED AMENDMENT(S): These portions of the zoning text are detrimental not only to our business (Eluvium Brewing Company), but other business in the C-1 zoning district that could benefit from the additional traffic that accompanies mobile food vendors. Our entire business model revolves around mobile food vendors and the additional patrons that follow them. When we chose our location and started building our business in Weaverville these ordinances were not in place, we even constructed a special parking area with water and electrical hook ups. Many mobile food vendors bring with them a customer base that may not have come to Weaverville's business district had they not followed the mobile food vendor.

I certify that the above information is accurate and true and that I am the owner or a duly appointed agent of the owner.


SIGNATURE OF APPLICANT

4 December 2017
DATE

It is the applicant's responsibility to obtain a copy of the Town of Weaverville Zoning Ordinance and to be fully aware of the regulations detailed therein.

REZONING FEE SCHEDULE:

1 Lot < 1 acre	\$350.00
2-4 Lots or 1-3 acres	\$450.00
4-9 acres	\$550.00
10-25 acres	\$750.00
25+ acres	\$900.00

OFFICE USE ONLY

FEE: \$ <u>350</u>	DATE PAID:	CHECK	CASH
DATE OF INTIAL COUNCIL MEETING: <u>12.18.17</u>	ACTION TAKEN:		
DATE OF PLANNING BOARD MEETING: <u>1.2.18</u>	ACTION TAKEN:		
DATE OF PUBLIC HEARING & COUNCIL DECISION: <u>1.22.18</u>	FINAL ACTION:		



COUNTY OF BUNCOMBE, NORTH CAROLINA

Web Property Record Card

9742-27-9725-00000

[<< Back to Parcel Details](#)

Date Printed: 12/4/2017

Owner Information		Parcel Information	Total Property Value: 160,200
Owners:	OTR LLC	Status:	Active
Address:	1186 PATTON AVE ASHEVILLE NC 28806-2706	Deed Date:	9/23/2016
Property Location:	11 FLORIDA AVE	Deed Book/Page:	5471 / 1871
Taxing Districts		Plat Book/Page:	0164 / 0179
County:	Buncombe County	Legal Reference:	TRANSFER BY DEED
City:	WEAVERVILLE	Location:	11 FLORIDA AVE
Fire:		Class:	APT
School:		Neighborhood:	WEAVERVILLE
		Subdivision:	
		Sub Lot:	B
		Conservation/Easement:	N
		Flood:	N

Ownership History

Transfer Date	Price	Legal Reference	Deed Book/Page	Qualified	Vacant When Sold	Seller Names
09/23/16	\$1,300,000	TRANSFER BY DEED	5471 / 1871	No: A	No	SHOPE OF WEAVERVILLE LLC
10/25/13	\$0	TRANSFER BY DEED	5154 / 1457	No: C	No	NORMA GENEVIEVE G SHOPE
04/09/02	\$0	WILL OR ESTATE FILE	002E / 0524	No: C	No	W W SHOPE JR

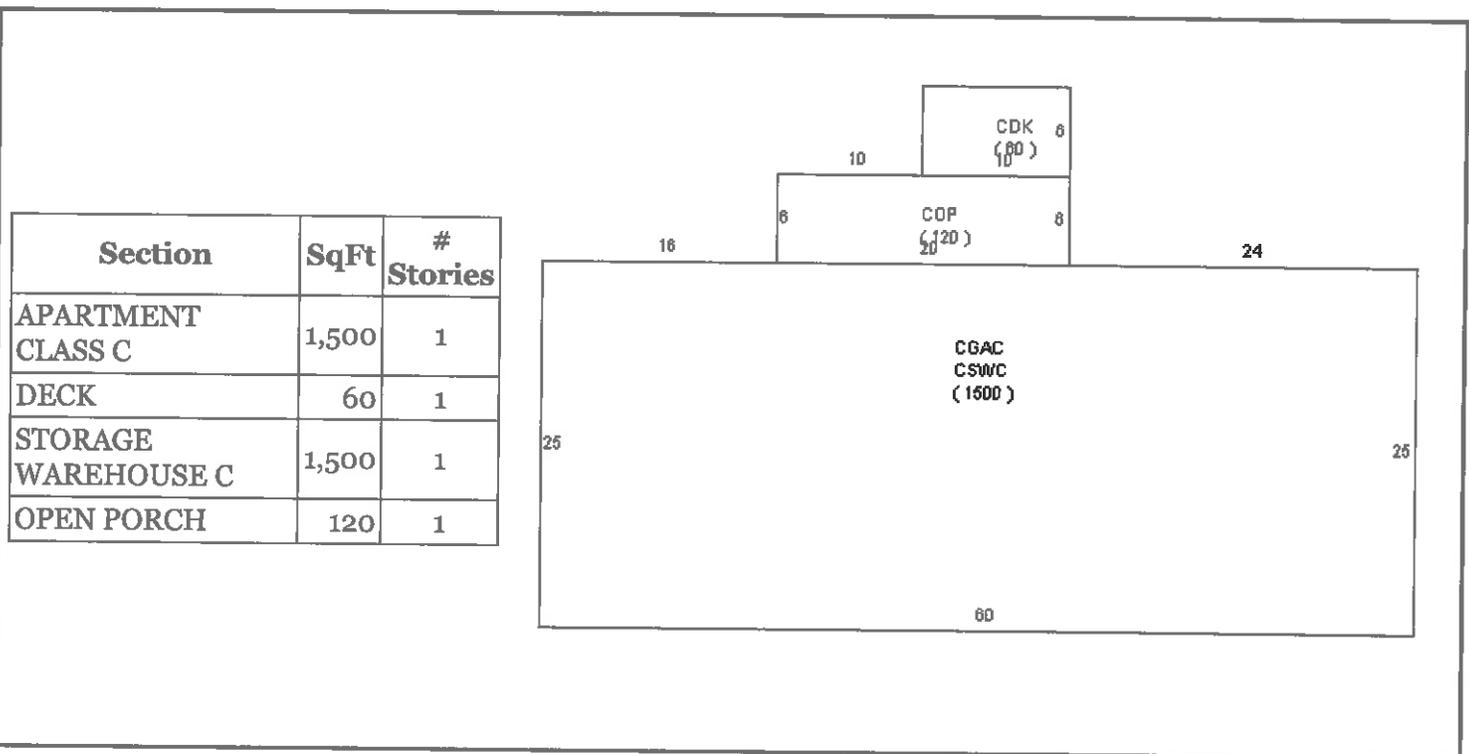
Assessment History

Year	Acres	Land	Bldgs	Other Impr	Assessed	Desc	Exemptions	Deferred	Taxable
2017	0.18	65,700	94,500	0	160,200		0	0	160,200
2016	0.18	63,000	95,900	0	158,900		0	0	158,900
2015	0.18	63,000	95,900	0	158,900		0	0	158,900
2014	0.18	63,000	95,900	0	158,900		0	0	158,900
2013	0.18	63,000	95,900	0	158,900		0	0	158,900
2012	0.18	201,700	54,700	0	256,400		0	0	256,400
2011	0.18	201,700	54,700	0	256,400		0	0	256,400
2010	0.18	201,700	54,700	0	256,400		0	0	256,400
2009	0.18	201,700	54,700	0	256,400		0	0	256,400
2008	0.18	201,700	54,700	0	256,400		0	0	256,400

2007	0.18	201,700	54,700	0	256,400	0	0	256,400
2006	0.18	201,700	54,700	0	256,400	0	0	256,400
2005	0.18	19,400	72,100	0	91,500	0	0	91,500
2004	0.18	19,400	72,100	0	91,500	0	0	91,500
2003	0.18	19,400	72,100	0	91,500	0	0	91,500
2002	0.18	19,400	72,100	0	91,500	0	0	91,500
2001	0.18	26,400	37,700	0	64,100	0	0	64,100

Land Data		Total Acres: 0.18	Land Value:	Other	Value: 0
		Acreage	65,700	Improvements	
Segment#	Units	Description			
1	0.18 Acreage	LOT IN AC			

Com. Bldg ID	Bldg Class	Sq Feet	Bsmt SqFt	Bsmt Finished	Year Built	Grade	Condition	Value
1	MASONRY	3,000	0	0	1946	D	G	94,500

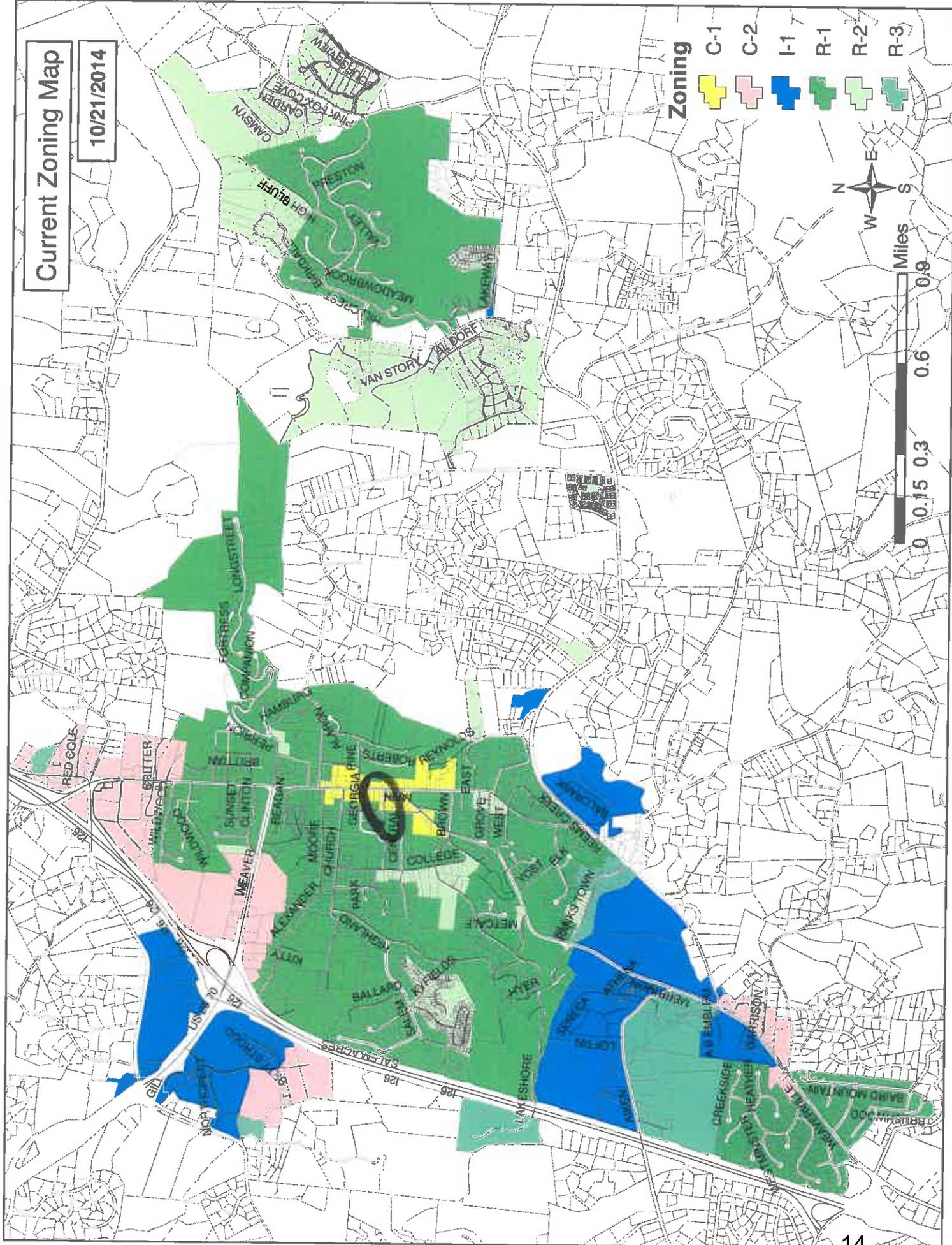


Total Building Value: 94,500

Current Zoning Map

10/21/2014

- Zoning**
- C-1
 - C-2
 - I-1
 - R-1
 - R-2
 - R-3

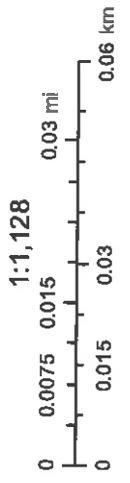


G-1
Buncombe County ↓

R-1 ↓



December 4, 2017



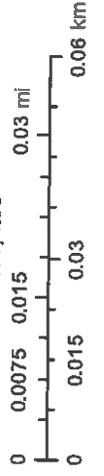
Buncombe County



December 4, 2017

Blue Line = 185'

1:1,128



0.03 mi

0.06 km

0.015

0.03

0.0075

0.015

0

0

Mobile Food Vendor. Any mobile food unit, pushcart or motor vehicle, including all machines designed or intended to travel over land by self-propulsion or while attached to any self-propelled vehicle, which is purposed for the sale for consumption of food and beverages. The sale of alcoholic beverages shall not be permitted by any mobile food vender absent the issuance of the requisite special event permit.

Mobile home. See "manufactured home", and "trailers or travel trailers".

Modular home. A dwelling unit constructed in accordance with the construction standards of the North Carolina Uniform Residential Building Code for One- and Two-Family Dwellings, and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly and placement on a permanent foundation. Without limiting the generality of the foregoing, a modular home may consist of two or more sections transported to the site on each's own chassis or steel frame, or a series of panels or room sections transported to the site on a truck and erected, assembled, or joined there. This unit is deeded, and not titled by the state department of motor vehicles.

Multiple tenant development. A development in which there exist a number of individual and/or separate establishments and in which there are appurtenant shared facilities such as parking areas or pedestrian ways, including but not limited to shopping and office centers. This definition does not include multi-family residential developments. **Nameplate sign.** A sign located on a particular premises which identifies a business or home occupation.

New construction. Structures for which the "start of construction" commenced on or after the effective date of this chapter.

Nonconforming occupied lot. A lot which contained a structure on the effective date of this chapter or at the time the lot was brought into the town's jurisdiction but which does not meet the minimum requirements for width, area, front, side, or rear yard, height and/or open space for the zoning district in which it is located.

Nonconforming open uses of land. An open use on a lot when the only structures are incidental and accessory to the principal open use which was in existence prior to the effective date of this chapter or at the time the lot was brought into the town's jurisdiction and which would not be permitted by this chapter in the zoning district in which it is located. Uses such as storage yards, used car lots, auto wrecking yards, and golf driving ranges are examples of open uses.

Nonconforming sign. Any sign which does not conform with the standards of this chapter.

Nonconforming structure. Any structure which does not conform with the requirements of the zoning district in which it is located, either at the effective date of the ordinance from which this chapter derives or as a result of subsequent amendments to this chapter.

Nonconforming use of structure. A use of a structure which existed prior to the effective date of this chapter, or at the time the lot on which the structure is sited was brought into the town's jurisdiction, and which would not be permitted in the zoning district in which it is located.

Nonconforming vacant lot. A lot which does not meet the dimensional requirements for the zoning district in which it is located, but which was recorded prior to the effective date of this chapter or prior to the time the lot was brought into the town's jurisdiction. This definition shall not be interpreted to include lots recorded prior to the adoption of this chapter which were in violation of any prior subdivision regulation of the town.

Noxious Uses. Any use that could be harmful to health or the environment if not properly regulated. Noxious uses include, but are not limited to, the following: power plants, water and sewage plants, landfills or recycling facilities, outdoor firing ranges, junk yards or salvage yards, rendering plants and slaughterhouses, asphalt or concrete plants or any extractive industry.

Nursing home. See group care facility.

summary of issues discussed at the meeting, and a description of any changes to the rezoning petition made by the petitioner as a result of the meeting. In the event the petitioner has not held at least one meeting pursuant to this subsection, the petitioner shall file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held. The adequacy of a meeting held or report filed pursuant to this subsection shall be considered by the town council but shall not be subject to judicial review.

Notice of such a public hearing shall be given to all the property owners within 200 feet of the property boundaries and in accordance with the provisions of G.S. 160A-364.

(m) *Judicial review.* Conditional zoning district decisions under this section are a legislative process and not subject to judicial review.

In the event of noncompliance by a property owner or any subsequent resale or lease of a property for use other than that stipulated in the original CZD approval, the property owner would be in violation of the town zoning ordinance.

(n) *Approval procedures.* Except as specifically modified by this section, the procedures to be followed by the town council in reviewing, granting, or denying any petition for conditional zoning shall be the same as those established for general use district zoning petitions under G.S. ch. 160A, art. 19. Each ordinance adopted by town council which establishes a conditional zoning district within the Town of Weaverville is hereby incorporated into this chapter as a separate and unique zoning district and shall be reflected on the town's zoning map. Copies of such ordinances shall be kept on file with the town clerk and may be reviewed upon request.

(Ord. of 8-20-2007; Ord. of 11-17-2008, § 1; Ord. of 4-20-2009, § 3; [Ord. of 9-19-2016\(3\), § 1](#) ; [Ord. of 11-21-2016\(1\), § 6](#))

([Ord. of 5-16-2016\(1\), § 3](#) ; [Ord. of 9-19-2016\(3\), § 1](#) ; Ord. of [Ord. of 11-21-2016\(1\), § 3](#))

Secs. 36-86— 36-103. - Reserved.

ARTICLE IV. TABLE OF USES AND TABLE OF DIMENSIONAL REQUIREMENTS

Sec. 36-104. Notes on Table of Uses.

Notes:

1. See Article V (Sec. 36-116 *et seq.*) for additional standards for those uses identified on the Table of Uses as "permitted with standards."
2. If a proposed use can't be found on the table of uses herein established or is not specifically defined herein, then the regulations and restrictions governing the use which most closely resembles the proposed use shall apply.
3. The abbreviations and symbols shown in the Table of Uses have the following meanings:
 - "C" = Conditional Zoning District required
 - "P" = Permitted
 - "PS" = Permitted with Standards
 - "-" = Not Permitted

Sec. 36-105. – Table of Uses.

USES	R-1	R-2	R-3	R-12	C-1	C-2	I-1
Residential							
Dwelling - Single Family	P	P	P	-	-	-	-
Dwelling – Duplex	-	P	P	P	-	-	-
Dwelling - Multifamily (4 or fewer units/building)	-	P	P	P	-	-	-
Dwelling - Multifamily (more than 4 units/building)	-	-	C	C	-	-	-
Dwelling – Secondary	PS	PS	PS	-	-	-	-
Family Care Home (6 or fewer residents)	P	P	P	-	-	-	-
Child Care Home (6 or fewer children)	PS	PS	PS	-	-	-	-
Home Occupation	PS	PS	PS	PS	-	-	-
Manufactured Home	-	-	PS	-	-	-	-
Manufactured Home Park	-	-	-	-	-	-	-
Recreational Vehicle	-	-	-	-	-	-	-
Recreational Vehicle Park, Campground	-	-	-	-	-	C	C
Bed & Breakfast	P	P	P	-	-	-	-
Hotel, Motel, Inn	-	-	-	-	C	C	C
Office / Service							
Animal Services, Veterinary Clinic	-	-	-	-	P	P	P
Automated Teller Machines	-	-	-	P	P	P	P
Automobile Services, Gas Station	-	-	-	-	P	P	P
Automobile Services, Repair					PS	PS	PS
Banks, Credit Unions, Financial Services	-	-	-	-	PS	P	P
Child Care Center (more than 6)	-	-	-	-	C	PS	PS
Community Service Organization	-	-	-	-	-	P	P
Equipment Rental (Exterior Storage)	-	-	-	-	-	-	P
Equipment Rental (Interior Storage)	-	-	-	-	-	P	P
Funeral Home	-	-	-	-	P	P	P
Group Care Facility (more than 6 residents)	-	-	-	-	C	P	P
Government Services	C	C	C	C	C	P	P
Kennels	-	-	-	-	-	PS	PS
Medical Services - Clinic, Urgent Care Center, Hospital	-	-	-	-	-	P	P
Medical Services - Doctor Office	-	-	-	-	P	P	P
Personal Services	-	-	-	-	P	P	P
Post Office	-	-	-	-	-	P	P
Professional Services	-	-	-	-	P	P	P

USES	R-1	R-2	R-3	R-12	C-1	C-2	I-1
Studio - Art, Dance Martial Arts, Music	-	-	-	-	P	P	P
Retail / Restaurants							
Accessory Retail	-	-	-	-	P	P	P
Alcoholic Beverage Sales Store	-	-	-	-	P	P	P
Auto / Mechanical Parts Store	-	-	-	-	P	P	P
Bar / Tavern / Night Club	-	-	-	-	P	P	P
Drive-Thru Retail / Restaurant	-	-	-	-	-	P	P
General Retail (Under 10,000 sq. ft.)	-	-	-	-	P	P	P
General Retail (10,000 - 24,999 sq. ft.)					PS	PS	PS
General Retail (25,000 sq. ft. or more)	-	-	-	-	C	C	C
Multi-tenant Development (Under 25,000 sq. ft.)	-	-	-	-	C	PS	PS
Multi-tenant Development (25,000 sq. ft. or more)	-	-	-	-	C	C	C
Pawn Shop	-	-	-	-	-	P	P
Restaurant	-	-	-	-	P	P	P
Vehicle / Heavy Equipment Sales - Indoor	-	-	-	-	P	P	P
Vehicle / Heavy Equipment Sales - Outdoor	-	-	-	-	-	P	P
Entertainment / Recreation							
Amusements - Indoor	-	-	-	-	P	P	P
Amusements - Outdoor	-	-	-	-	-	P	P
Cultural or Community Facility	PS	PS	PS	PS	P	P	P
Recreation Facilities - Indoor	PS	PS	PS	PS	P	P	P
Recreation Facilities - Outdoor	PS	PS	PS	PS	PS	PS	PS
Theater - Motion Picture	-	-	-	-	-	P	P
Manufacturing / Wholesale / Storage							
Manufacturing, Heavy	-	-	-	-	-	-	P
Manufacturing, Light	-	-	-	-	-	P	P
Manufacturing, Neighborhood	-	-	-	-	P	P	P
Metal Product Fabrication, Machine or Welding Shop, Auto Body Shop	-	-	-	-	-	-	P
Mini-Warehouses	-	-	-	-	-	PS	PS
Outdoor Storage Yard	-	-	-	-	-	-	C
Warehousing and Distribution - Exterior Storage	-	-	-	-	-	-	P
Warehousing and Distribution - Interior Storage	-	-	-	-	-	P	P
Civic / Institutional							
Cemeteries	-	-	-	-	-	-	C
Public Safety Facilities	C	C	C	C	C	P	P
Religious Institutions	C	C	C	C	C	C	C

USES	R-1	R-2	R-3	R-12	C-1	C-2	I-1
Schools	C	C	C	C	C	C	C
Utilities							
Wireless Telecommunication Facility - Stealth	PS	PS	PS	PS	PS	PS	PS
Wireless Telecommunication Facility - Tower	-	-	-	-	-	PS	PS
Miscellaneous Uses							
Adult Establishment	-	-	-	-	-	C	C
Agriculture - Commercial	-	-	-	-	PS	PS	PS
Agriculture - Neighborhood	PS	PS	PS	PS	PS	PS	PS
Crematories	-	-	-	-	-	-	C
Event Center	-	-	-	-	C	C	C
Gaming Terminals						PS	PS
Mixed-Use Building or Structure	-	-	-	C	C	C	-
Noxious Uses	-	-	-	-	-	-	C
Tattoo Parlors	-	-	-	-	-	P	P
Temporary Uses							
Farmers Market	PS	PS	PS	PS	PS	PS	PS
Mobile Food Vendor	-	-	-	-	PS	PS	PS
Temporary Use	PS	PS	PS	PS	PS	PS	PS

Sec. 36-106. - Table of dimensional requirements.

- C. Only noncommercial vehicles are permitted in conjunction with a home occupation.
- D. Business or product identification signs shall not be permitted.

Sec. 36-128. – Kennels

- A. Outside runs, holding pens, exercise areas or other open-air type enclosures or shelters, which are maintained in order to prevent the escape of animals, shall be located at least 200 feet from any dwelling, other than the property of the owner on which the structure is located, and at least 50 feet from adjoining property lines.
- B. Kennels shall be located in the side or rear yard area of any principal structure and must be on the same parcel of land.

Sec. 36-129. – Manufactured Home

- A. No new manufactured home shall be permitted within floodways and nonencroachment areas as determined by the Floodplain Administrator of Buncombe County.
- B. Each new manufactured home shall be placed on an individual lot.
- C. A manufactured home must be built to or exceed the Manufactured Home Construction Safety Standards as developed by the Housing and Urban Development Code of June 15, 1976.

Sec. 36-130. – Mobile Food Vendors

- A. No waste, wastewater or grease shall be distributed into the sanitary sewer system, stormwater system, or other public spaces.
- B. Mobile food vendors shall be situated at least ten feet from all property lines and any road right-of-way, shall not encroach onto any street or sidewalk and shall not obstruct any loading zone or handicapped parking space. This requirement shall not apply to special events approved by the Town which take place on public streets, sidewalks or parking lots or any other public property.
- C. Mobile food vendors shall be located at least 200 feet from any residential structure located within the R-1, R-2 or R-3 Zoning District.
- D. Mobile food vendors shall not be located within ten feet of any fire hydrant.
- E. Hours of operation shall be limited to 7am to 10pm. This requirement shall not apply to special events approved by the Town which take place on public streets, sidewalks or parking lots or any other public property. Such hours may be established in conjunction with the special event.
- F. Each mobile food vendor shall supply at least one receptacle for waste which must be emptied regularly and removed upon conclusion of hours of operation. Municipal waste receptacles shall not be used.
- G. In addition to signage displayed directly on the vehicle, one sign attached to the ground, or menu board sign, which shall not exceed four feet in height or 8 square feet of surface area. Such a sign shall be placed within ten feet of the mobile food unit or vehicle and must be removed when outside hours of operation.

- H. The sale of alcoholic beverages shall not be permitted by any mobile food vender absent the issuance of the requisite special event permit.
- I. Mobile food vendors are only permitted in the C-1 Zoning District in conjunction with the issuance of a special event permit.
- J. Such a use is also subject to standards of the Buncombe County Health Department as it relates to the permitting, inspection and grading of all regulated food service establishments.

Sec. 36-131. – Multi-tenant development (under 25,000 sq. ft.)

- A. Such a development shall abut an existing major thoroughfare maintained by the North Carolina Department of Transportation or the Town of Weaverville and shall have direct access thereto.
- B. Points of ingress and egress shall be located a sufficient distance from road intersections to minimize traffic hazard, inconvenience and congestion. Additionally, each development shall have a minimum of two such points of ingress and egress to facilitate the safe flow of traffic.
- C. Parking and loading spaces shall be provided as established by Chapter 36, Article VII.
- D. Such facilities with a drive-thru window are subject to additional regulations as defined by drive-thru retail / restaurant.

Sec. 36-132. – Recreational Facilities – Indoor

- A. Such facilities operating in conjunction with a single family dwelling which use is clearly incidental and secondary to the use of the dwelling for residential purposes and which use does not change the residential character of the dwelling shall be permitted as an accessory use or structure of the dwelling unit.
- B. Such facilities operating in conjunction with a school or religious institution as defined herein shall be permitted as an accessory use operating in conjunction with same.
- C. Such facilities operating in conjunction with a Conditional Zoning District, Special Use Permit, Major Subdivision or any other residential development within a residentially zoned district shall be allowed if presently in use or approved with the adoption process for each of the aforementioned forms of development.

Sec. 36-133. – Recreational Facilities – Outdoor

- A. Lighting fixtures for outdoor recreational facilities shall be mounted and aimed so that the illumination falls within the primary playing area and immediate surroundings so that no direct light illumination is directed off site. Lights shall be turned off at the conclusion of any activity.
- B. Such facilities operating in conjunction with a single family dwelling which use is clearly incidental and secondary to the use of the dwelling for residential purposes and which use does not change the residential character of the dwelling shall be permitted as an accessory use or structure of the dwelling unit.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, December 18, 2017

Subject: Initial Town Council Review of a Proposed Map Amendment,
Setting a Date for a Public Hearing

Presenter: Planning Director

Attachments: Zoning Map Amendment Application and Related Documents

Description:

Staff is in possession of an application to amend the zoning map of the Town of Weaverville. Said application proposes to change the zoning of three adjacent parcels of land under common ownership within three separate zoning districts (R-3, C-2, I-1) into a single zoning distinction of R-12. These three parcels may be found between Walmart and Monticello Road.

It is important for both Council and the Planning and Zoning Board to take into account each use permitted within the zoning district when considering a zoning change. However, in this instance, the R-12 zoning district was specifically created and implemented to accommodate multifamily housing at a density not to exceed 12 units per acre and it is my understanding that the applicant will be applying for a conditional zoning district for this purpose should the zoning of R-12 be achieved.

Action Requested:

Staff is seeking the input of Council related to the aforementioned application for a zoning map amendment, the initiation of the full review process before the Planning and Zoning Board and setting a date for a public hearing on Monday, January 22, 2018 at 7pm.

**TOWN OF WEAVERVILLE APPLICATION FOR
A ZONING MAP OR TEXT AMENDMENT**

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787
(828) 484-7002--- fax (828) 645-4776 --- jeller@weavervillenc.org

OWNER/APPLICANT NAME: HFW Endeavors

APPLICATION DATE: 11/15/2017

PHONE NUMBER: 704-377-6224

MAILING ADDRESS: 700 East Morehead Street,
Suite 100B, Charlotte, NC 28202

Application is made to the Town Council of Weaverville to amend:

The Zoning Map

The text of the Zoning Ordinance (Ch 36 of Code of Ordinances)

APPLICATION TO AMEND ZONING MAP

PROPERTY ADDRESS: Northcrest Road

PIN: 9733-70-1422; 9733-70-0050; 9732-79-2660

LOT AREA (acres): 3.19; 3.47; 2.10

CURRENT ZONING DISTRICT: I-1; R-3; C-2

PROPOSED ZONING DISTRICT: R-12

APPLICATION IS NOT COMPLETE WITHOUT A BOUNDARY SURVEY DEPICITING:

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Total acreage |
| <input checked="" type="checkbox"/> | Current owner(s) and date of survey |
| <input checked="" type="checkbox"/> | Property location relative to streets |
| <input checked="" type="checkbox"/> | North arrow |
| <input checked="" type="checkbox"/> | Existing easements, rights of way, or other restrictions on the property |
| <input type="checkbox"/> | Areas located within the floodplain |
| <input checked="" type="checkbox"/> | Natural terrain of 15% or greater grade |
| <input checked="" type="checkbox"/> | Adjoining property owners, addresses, and Buncombe County PINs |

APPLICATION TO AMEND TEXT

SECTION(S) OF CHAPTER 36 TO AMEND:

PROPOSED CHANGE TO TEXT (attach additional documentation if necessary):

JUSTIFICATION OF PROPOSED AMENDMENT(S):

**TOWN OF WEAVERVILLE APPLICATION FOR
A ZONING MAP OR TEXT AMENDMENT**

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787
(828) 484-7002--- fax (828) 645-4776 --- jeller@weavervillenc.org

I certify that the above information is accurate and true and that I am the owner or a duly appointed agent of the owner.

Steven G Harris MGR HFW ENDEAVORS LLC 11.16.17
SIGNATURE OF APPLICANT DATE

It is the applicant's responsibility to obtain a copy of the Town of Weaverville Zoning Ordinance and to be fully aware of the regulations detailed therein.

REZONING FEE SCHEDULE:

1 Lot < 1 acre	\$350.00
2-4 Lots or 1-3 acres	\$450.00
4-9 acres	\$550.00
10-25 acres	\$750.00
25+ acres	\$900.00

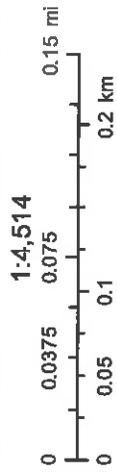
OFFICE USE ONLY

FEE: \$ <u>\$450</u>	DATE PAID: <u>11.17.17</u>	<input checked="" type="checkbox"/> CHECK	<input type="checkbox"/> CASH
DATE OF INTIAL COUNCIL MEETING: <u>12.19.17</u>	ACTION TAKEN:		
DATE OF PLANNING BOARD MEETING: <u>1.2.18</u>	ACTION TAKEN:		
DATE OF PUBLIC HEARING & COUNCIL DECISION: <u>1.22.18</u>	FINAL ACTION:		

Buncombe County



December 11, 2017



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, December 18, 2017
Subject: Public Hearing
Presenter: Planning Director
Attachments: Proposed Revision, Planning and Zoning Board Recommendation, Proposed Ordinance, Public Notice

Description:

On November 7th staff relayed to the Planning and Zoning Board some minor revisions to language related to the Certificate of Ownership and Dedication on final plats for major subdivisions.

In short, these dedications are necessary to be recorded on the final plat of major subdivisions in order for the jurisdiction to obtain certain infrastructure from the developer once it is ensured that the infrastructure has been built to a specific and satisfactory standard. However, a dedication is not a de facto turnover of real property. The governing board of the jurisdiction must follow the dedication with an acceptance in order for the infrastructure to become public.

Transitioning from “Certificate of Ownership and Dedication” to a “Certificate of Ownership and Offer of Dedication” could, perhaps, give an individual not well versed in North Carolina land use law a reservation that, even though shown on the approved final plat of a major subdivision, the infrastructure is not public.

Action Requested:

Staff is seeking Council’s approval related to the proposed Certificate of Ownership and Offer of Dedication on final plats of major subdivisions

Current

Sec. 25-83. - Plat requirements for major subdivisions.

(c) Signed certificates, substantially in the forms provided for in subsections (1), (2) and (3), below shall appear on all copies of the final plat:

(1) "Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described hereon, which is located within the subdivision jurisdiction of the Town of Weaverville and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements shown on the plat to public or private use as noted on the plat. Furthermore, I hereby dedicate all sanitary sewers, storm sewers, and water lines shown on the plat to the Town of Weaverville.

Owner: _____

Date: _____ / _____ / _____ "

Proposed

(c) Signed certificates, substantially in the forms provided for in subsections (1), (2) and (3), below shall appear on all copies of the final plat:

(1) "Certificate of Ownership and Offer of Dedication

I hereby certify that I am the owner of the property shown and described hereon, which is located within the subdivision jurisdiction of the Town of Weaverville and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements shown on the plat to public or private use as noted on the plat ~~subject to official acceptance by the Town of Weaverville. Furthermore, I hereby dedicate all sanitary sewers, storm sewers, and water lines shown on the plat to the Town of Weaverville.~~

Owner: _____

Date: _____ / _____ / _____ "



**Town of Weaverville
Planning and Zoning Board**

On Tuesday, November 7th, 2017 the Planning and Zoning Board reviewed and unanimously recommended to Town Council the attached revision to Section 25-83, Plat Requirements for Major Subdivisions.

It has been found that the aforementioned revisions to the Town's ordinances would not conflict with the Town's Comprehensive Plan. The Planning and Zoning Board considers approval both reasonable and in the public interest to better regulate certain uses within the Town's Zoning Ordinance.

A handwritten signature in black ink, which appears to read "Doug Theroux", is written over a horizontal line.

**Doug Theroux
Chairman, Planning and Zoning Board**

**ORDINANCE AMENDING WEAVERVILLE TOWN CODE SECTION 25-83
ENTITLED PLAT REQUIREMENTS FOR MAJOR SUBDIVISIONS**

WHEREAS, Town Staff is continually reviewing the operation of Town Code and has identified a provision within the Town’s subdivision regulations that they recommend for amendment;

WHEREAS, the recommended amendment changes the language of the certificate of ownership and dedication that must appear on final plats as found in Town Code Section 25-83(c);

WHEREAS, on November 7, 2017, the Town’s Planning and Zoning Board reviewed these proposed amendment and submitted a unanimous favorable recommendation on its adoption;

WHEREAS, after proper notice the Town Council held a public hearing on December 18, 2017, in order to receive input from the public on these proposed amendments;

WHEREAS, we find that the amendments to Town Code do not conflict with the Town’s Comprehensive Land Use Plan and that the adoption of said amendments are reasonable and in the public’s interest in that the amended language more accurately describes the dedication process;

NOW, THEREFORE, BE IT ORDAINED by Town Council of the Town of Weaverville, North Carolina, as follows:

1. Section 25-83(c) of the Town’s Code of Ordinances is hereby amended as follows with the stricken language denoted with strike-throughs and added language underlined:

Sec. 25-83. - Plat requirements for major subdivisions.

...

(c) Signed certificates, substantially in the forms provided for in subsections (1), (2) and (3), below shall appear on all copies of the final plat:

- (1) "Certificate of Ownership and Offer of Dedication

I hereby certify that I am the owner of the property shown and described hereon, which is located within the subdivision jurisdiction of the Town of Weaverville and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements shown on the plat to public or private use as noted on the plat, subject to official acceptance by the Town of Weaverville. ~~Furthermore, I hereby dedicate all sanitary sewers, storm sewers, and water lines shown on the plat to the Town of Weaverville.~~

Owner: _____

Date: _____ / _____ / _____ "

(2) A certificate of survey and accuracy which shall be prepared in accordance with G.S. 47-30, or its successor.

(3) "Certificate of Approval of the Design and Installation of Streets, Utilities, and Other Required Improvements.

I hereby certify that all streets, utilities, and other required improvements will be installed in an acceptable manner and according to the Town of Weaverville's specifications and standards in the subdivision and that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Weaverville have been received, and that the filing fee for this plat, in the amount of \$_____ has been paid.

Subdivision Administrator: _____

Date: _____ / _____ / _____ "

2. It is the intention of Town Council that the sections and paragraphs of this Ordinance are severable and if any section or paragraph of this Ordinance shall be declared unconstitutional or otherwise invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining paragraphs or sections of this Ordinance, since they would have been enacted by Town Council without the incorporation in this Ordinance of any such unconstitutional or invalid section or paragraph.
3. These amendments shall be effective immediately upon adoption.

ADOPTED THIS the 18th day of December, 2017, by a vote of ___ in favor and ___ against.

ALLAN P. ROOT, Mayor

ATTESTD BY:

APPROVED AS TO FORM:

DEREK HUNINGHAKE, Town Clerk

JENNIFER O. JACKSON, Town Attorney

NOTICE OF PUBLIC HEARING

Public Notice is hereby given that the Town of Weaverville Town Council will hold a Public Hearing on Monday, December 18, 2017 at 6:00p.m or at such time as Council reaches the issue. This meeting will occur within Council Chambers at Town Hall located at 30 South Main Street, Weaverville, NC to consider the following item:

Proposed Amendment of Chapter 25 related to the requisite Certificate of Ownership and Dedication for the final plat of major subdivisions.

If you would like additional information or to review the content related to the Public Hearing you may contact Town Planner and Deputy Town Clerk James Eller at 828-484-7002 or jeller@weavervillenc.org.

Publication Dates: 12/7/17 and 12/14/17

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: December 18, 2017
SUBJECT: FY 2016/2017 Audit Presentation
PRESENTER: Finance Officer/Travis Kever
ATTACHMENTS: Finance Officer's Financial Analysis
Gould Killian's PowerPoint Slides
Audit Report

DESCRIPTION/SUMMARY OF REQUEST:

The annual audit for the Town Fiscal Year 2016/2017 has been completed. Tonya Dozier will be at tonight's meeting to provide an overview of the Town's finances and to introduce Travis Kever who was Gould Killian's principal in charge of the Town's audit. Mr. Kever will present his findings and be available to answer questions that Town Council may have concerning the FY 2016/2017 audit.

North Carolina Financial Condition Analysis

Key: **WEAVERVILLE**

■ Benchmark —

Benchmark peers selected:

BLACK MOUNTAIN, BILTMORE FOREST,
FRANKLIN, CANTON, WILKESBORO

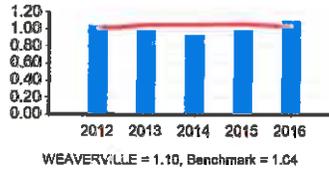
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General Fund

Resource Flow

Service Obligation

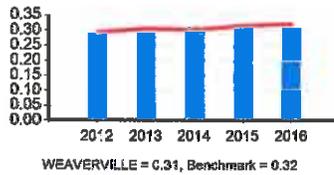
Operations ratio



Service obligation measures whether or not a government's annual revenues were sufficient to pay for annual operations. The operations ratio is calculated as total revenues divided by total expenditures (plus transfers to debt service fund).

Dependency

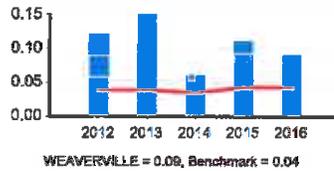
Intergovernmental ratio



Dependency measures the extent to which a government relies on other governments for resources. The intergovernmental ratio is calculated as total intergovernmental revenue divided by total revenue.

Financing Obligation

Debt service ratio



Financing obligation addresses service flexibility or the amount of expenditures committed to annual debt service. The debt service ratio is calculated as debt service divided by total expenditures (plus transfers to debt service fund).

Resource Stack

Liquidity

Quick ratio



Liquidity measures a government's ability to meet its short-term obligations. The quick ratio is calculated as cash & investments divided by current liabilities.

Solvency

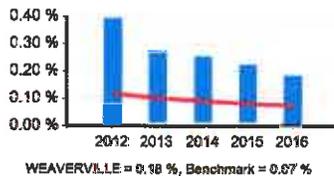
Fund balance available as percentage of expenditures



Solvency measures a government's ability to meet long-term obligations. Fund balance as a percentage of expenditures is calculated as available fund balance divided by expenditures plus transfers out.

Leverage

Debt as percentage of assessed value



Leverage measures the extent to which a government relies on tax-supported debt. The ratio of debt as a percentage of assessed value is calculated as tax-supported, long-term debt divided by assessed value.

North Carolina Financial Condition Analysis

Key: **WEAVERVILLE**

Benchmark

Benchmark peers selected:

BLACK MOUNTAIN, BILTMORE FOREST,
FRANKLIN, CANTON, WILKESBORO

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Water and Sewer Fund

Resource Flow

Interperiod Equity

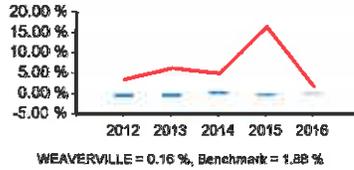
Total margin ratio



Interperiod equity measures whether or not a local government lived within its financial means. The total margin ratio - total financial resources divided by total financial obligations - is used to analyze this dimension of resource flow.

Financial Performance

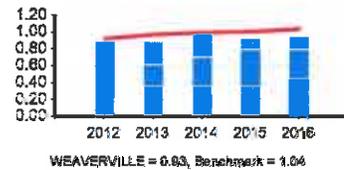
Percent change in net position



Financial performance shows how much a government's financial position improved or deteriorated as a result of resource flow. The percent change in net position is calculated as the change in net position divided by net position, beginning.

Self-Sufficiency

Charge-to-expense ratio



Self-sufficiency addresses the extent to which charges for services covered total expenses. The charge-to-expense ratio is calculated as charges for services divided by total expenses.

Financing Obligation

Debt service ratio

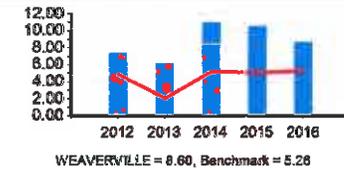


Financing obligation looks at service flexibility by determining the amount of total expenses committed to annual debt service. The debt service ratio is calculated as annual debt service divided by total expenses.

Resource Stock

Liquidity

Quick ratio



Liquidity measures a government's ability to meet its short-term obligations. The quick ratio—cash & investments divided by current liabilities—is used to analyze this dimension of resource stock.

Solvency

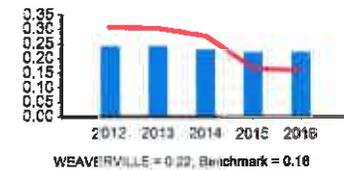
Net position ratio



Solvency measures a government's ability to meet long-term obligations. The net position ratio is calculated as unrestricted net position divided by total liabilities.

Leverage

Debt-to-assets ratio



Leverage measures the extent to which total assets are financed with long-term debt. The debt-to-assets ratio is calculated as long-term debt divided by total assets.

Capital

Capital-assets-condition ratio



Capital is the condition of capital assets as defined by their remaining useful life. The capital assets condition ratio is calculated as accumulated depreciation divided by capital assets being depreciated. This result is then subtracted from one.



**GOULD KILLIAN
CPA GROUP, P.A.**

CERTIFIED PUBLIC ACCOUNTANTS

TOWN OF *WEAVERVILLE*

2017 Annual Financial Report

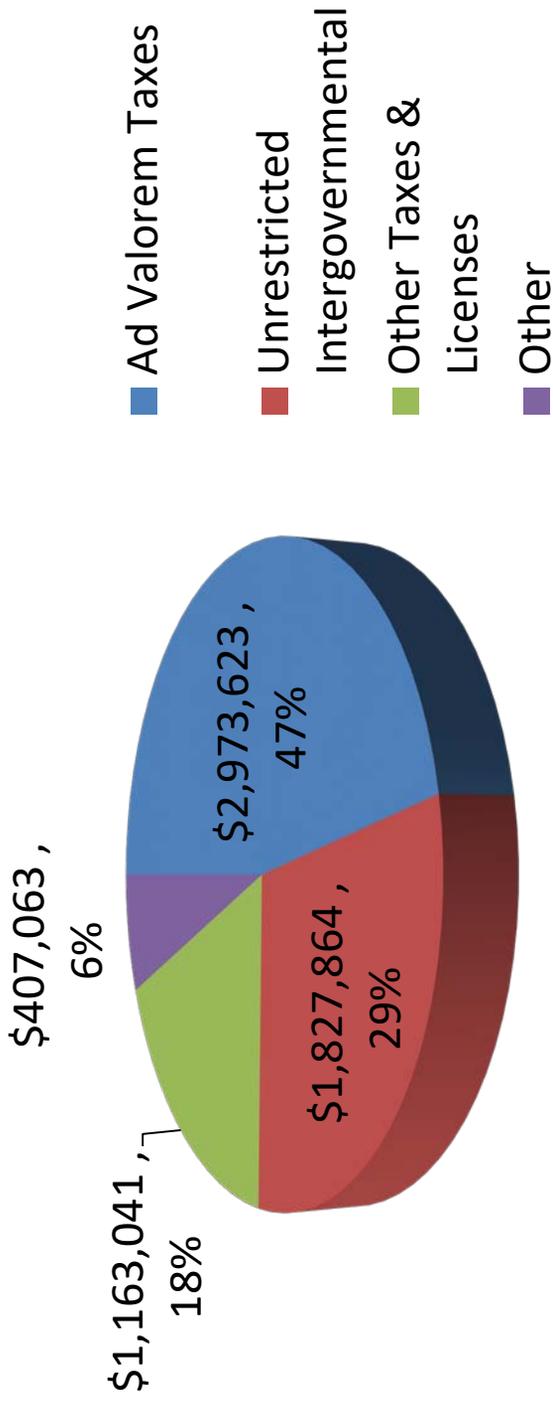
Audit Summary

- Thank you for allowing us to serve as your auditors
- Special thanks to Tonya and the staff of the finance department for their hard work and cooperation in completing the audit
- We issued an unmodified (clean) opinion
- We reported one material weakness in internal control
 - Prior period correction
- We reported one instance of noncompliance with laws and regulations
 - 1 contract not pre-audited



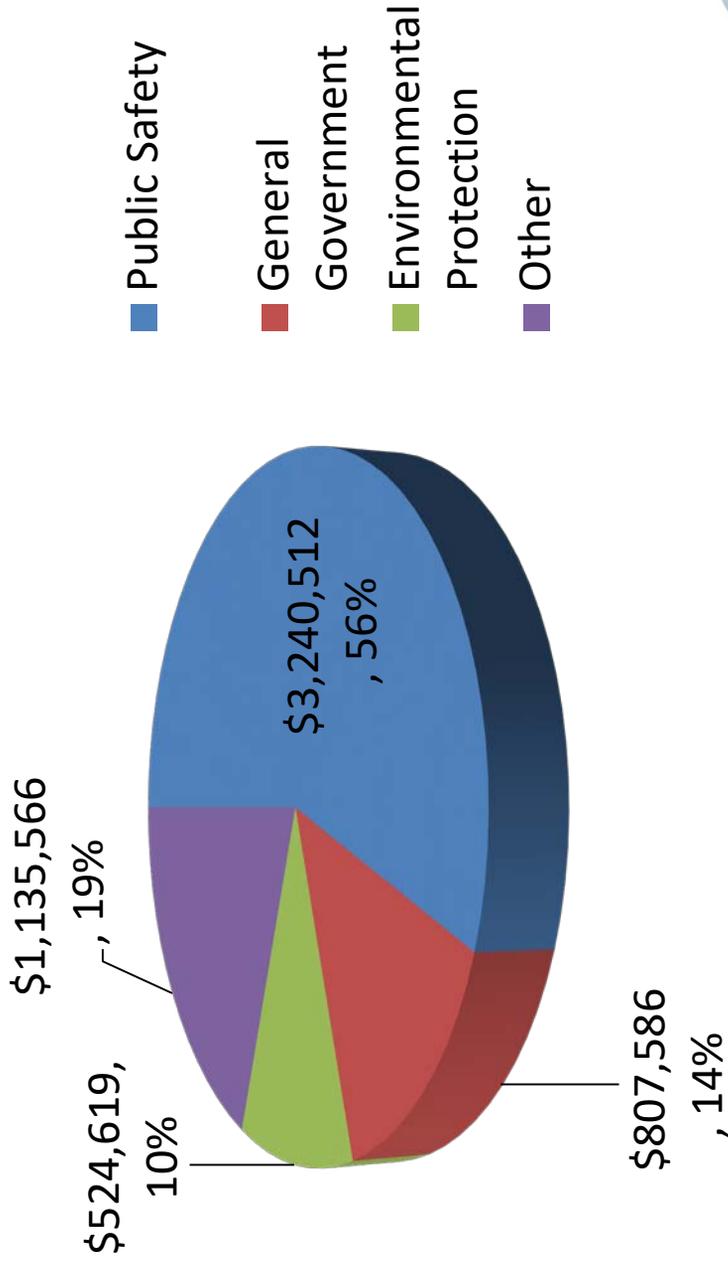
General Fund Summary

Revenues



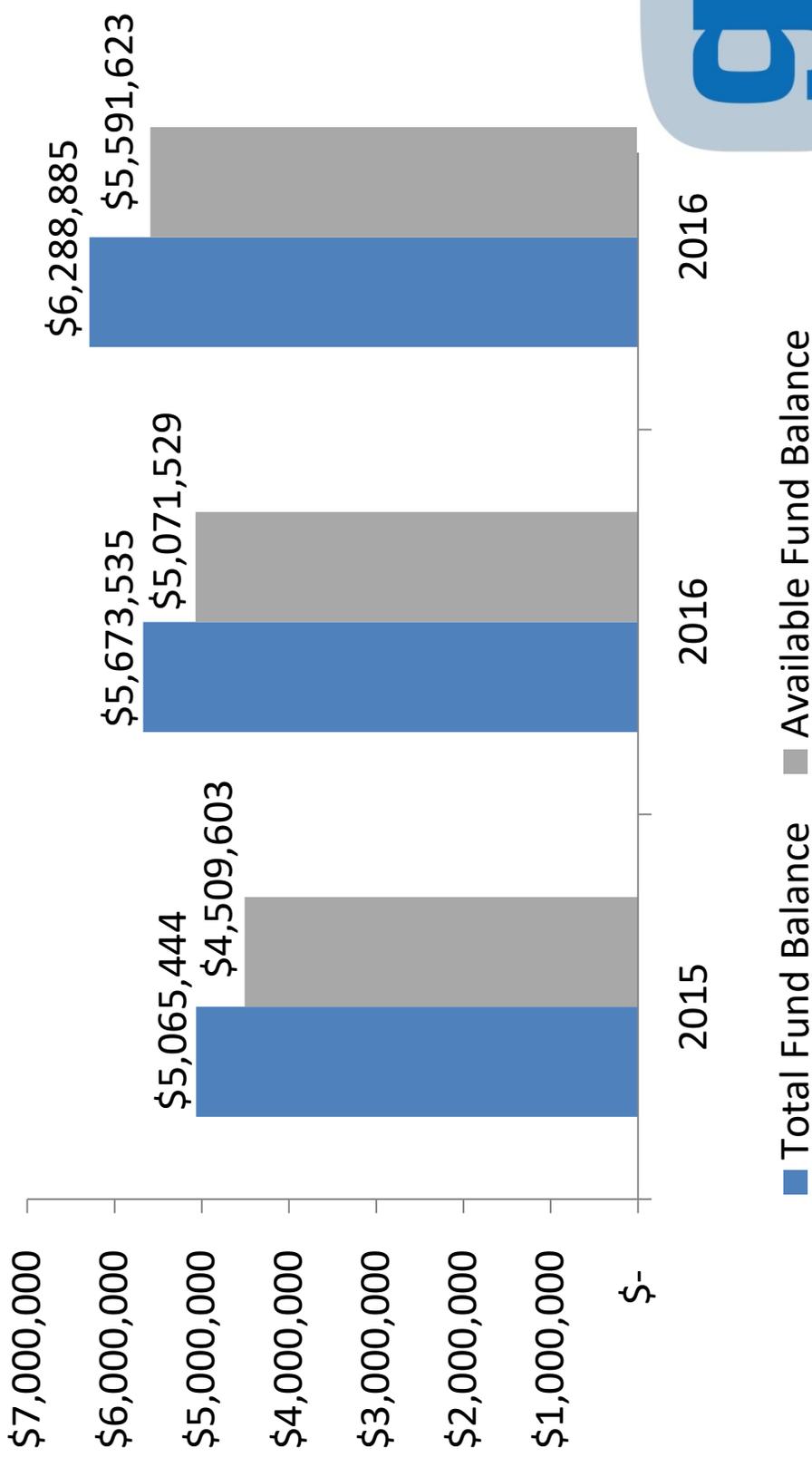
General Fund Summary

Expenditures



General Fund Summary

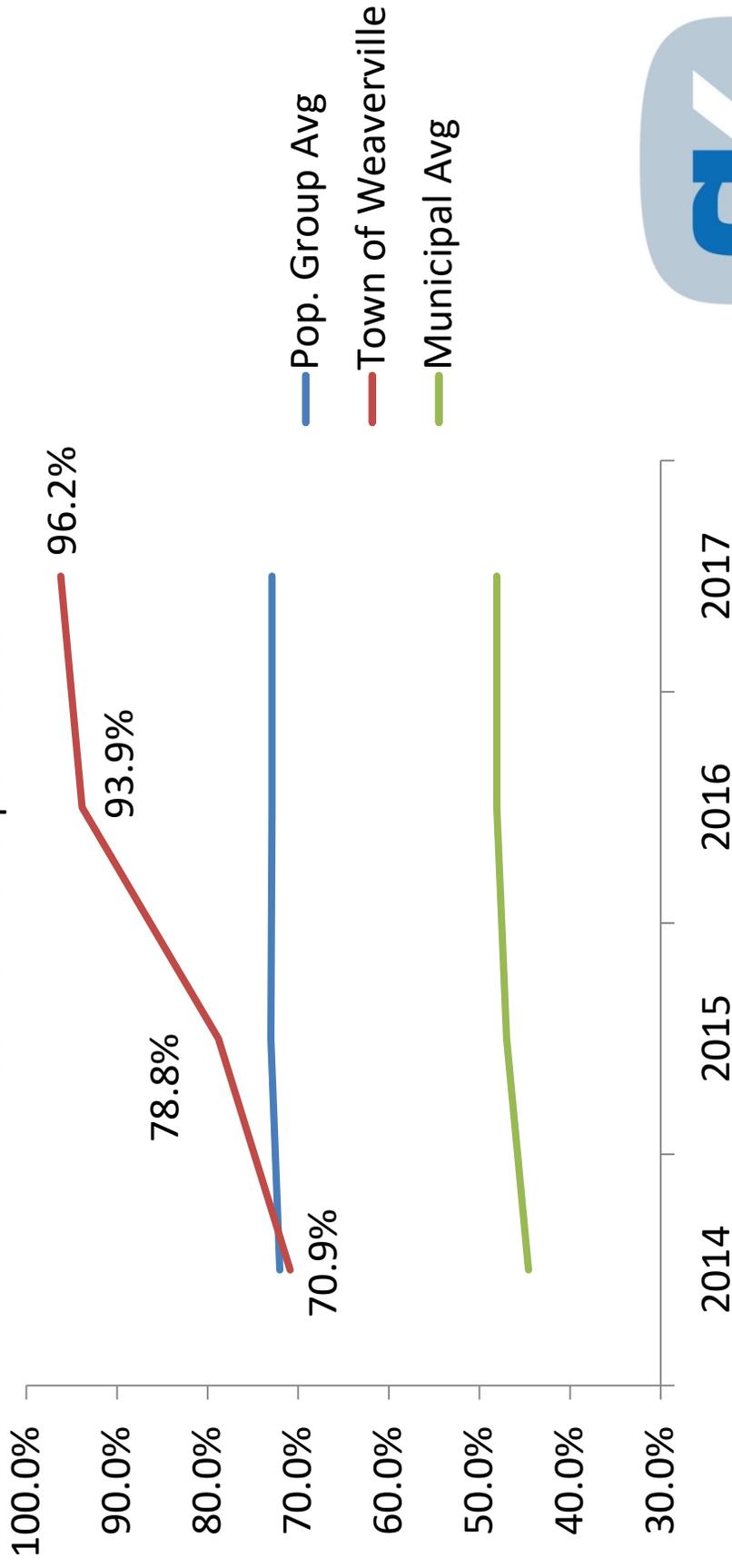
Fund Balance Available



General Fund Summary

Fund Balance Available

As a % of Net Expenditures



Enterprise Fund Summary

Water and Sewer Fund	2017	2016
Working capital	\$ 2,875,972	\$ 2,374,687
Working capital in months expenditures (budgetary basis)	22.3 months	22.5 months
Unrestricted net position	2,812,547	2,339,010
Operating income (loss)	234,082	147,853
Change in net position	197,126	14,056
Cash flows from operating activities	608,257	472,143
Net increase (decrease) in cash	405,897	(247,355)





**GOULD KILLIAN
CPA GROUP, P.A.**

CERTIFIED PUBLIC ACCOUNTANTS

TOWN OF *WEAVERVILLE*

2017 Annual Financial Report

Comprehensive Annual Financial Report
Fiscal Year Ending June 30, 2017



**Town of Weaverville
North Carolina**

Town of Weaverville, North Carolina
Comprehensive Annual Financial Report
Fiscal Year Ended June 30, 2017

Town Council
(As of June 30, 2017)

Dottie Sherrill, Mayor
John Penley, Vice-Mayor
Doug Dearth
Doug Jackson
Patrick Fitzsimmons
Andrew Nagle

Town Manager
Selena D. Coffey

Finance Officer
Tonya Dozier

Comprehensive Annual Financial Report
Fiscal Year Ended June 30, 2017
Town of Weaverville, North Carolina

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Town of Weaverville, North Carolina

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INTRODUCTORY SECTION



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**Town of Weaverville
North Carolina**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

June 30, 2016

Christopher P. Morill

Executive Director/CEO

Dottie Sherrill
Mayor

John Penley
Vice Mayor

Selena D. Coffey
Town Manager

THE TOWN OF
WEAVERVILLE
NORTH CAROLINA

30 South Main Street, Weaverville, N.C. 28787
www.weaverville.org • Phone (828) 645-7116 • Fax (828) 645-4776

Doug Dearth
Councilman

Doug Jackson
Councilman

Andrew Nagle
Councilman

Patrick Fitzsimmons
Councilman

Letter of Transmittal

October 31, 2017

Honorable Mayor Sherrill, Members of Town Council, and Citizens of the Town of Weaverville:

The Local Government Commission of the North Carolina State Treasurer's Office requires all general purpose local governments to file with their office by November 30 of each year a complete set of financial statements presented in conformity with Generally Accepted Accounting Principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the Comprehensive Annual Financial Report (CAFR) of the Town of Weaverville, North Carolina for the fiscal year ending June 30, 2017.

The report consists of management's representations concerning the finances of the Town of Weaverville. Management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft or misuse and to compile sufficient information for the preparation of the Town of Weaverville's financial statements in conformity with GAAP. The Town of Weaverville's internal control framework has been designed to provide reasonable, rather than absolute assurance that the financial statements will be free from material misstatements. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The financial statements contained herein have been audited by Gould Killian CPA Group, P.A., a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the Town of Weaverville for the fiscal year ended June 30, 2017 are free of material misstatements. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used; and evaluating the overall financial statement presentation. The independent audit for the fiscal year ended June 30, 2017 concluded that there was reasonable basis for rendering an unmodified opinion of the Town of Weaverville's financial statements and that they are fairly presented in conformity with GAAP.

The independent auditor's report is presented as the first component of the financial section of this report. GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statement in the Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The MD&A can be found immediately following the report of the independent auditors.

Town Profile

Weaverville is located in the mountains of Western North Carolina in the northern section of Buncombe County, 10 miles north of Asheville. The town is situated on a ridge that borders the picturesque Reems Creek Valley shadowed by the Blue Ridge Mountains. This mountainous area was settled more than two hundred years ago by courageous pioneers who came to build homes and farm the land. In 1875 the town was officially founded.

Weaverville prides itself in providing its current population of approximately 3,900 citizens with convenient and reliable city services while maintaining its small town friendly atmosphere. The full range of services include police and fire protection; garbage and recycling collection; street maintenance; parks and recreation; water production and distribution.

Demographic Characteristics

The United States Department of Commerce, Bureau of the Census, has recorded the population of the Town to be as follows:

1980	1990	2000	2010	2016 Certified Est. ¹
1,495	2,107	2,968	3,120	3,858

The North Carolina Office of State Budget and Management has estimated the population of the Town to be 3,858 as of July 2016.

Population growth remains a consistent and stable contributor to the local economy. Based on the aforementioned population calculations, the Town's population has increased by 23.7% since the 2010 census. The Town continues to grow with approximately 49 residential units either approved or in some phase of the development review process at fiscal year-end June 30, 2017. This has the potential to increase the Town's population by another 122 residents or 3%. The Town has an ample water supply, as the Lawrence T. Sprinkle Jr. Water Treatment Facility is operating at approximately 56% capacity, which means that the Town can support minor additional growth in the residential sector, but future plans are being discussed in order to keep up with future needs.

As these additional residential units are completed and the population grows, Town staff believes that this will lead to further growth in the commercial sector. There has been sustained growth in this sector over the last few years, with the Town's first hotel in development, and a new upscale grocery store in operation. There are also a number of vacant sites available in commercial developments in the Town. As our population increases, the demand for additional retail should grow which will lead to further development of these projects.

Governmental Structure

The Town of Weaverville has a Council/Manager form of government. Policy making and legislative authority are vested in the governing Board of Town Council consisting of a mayor and five Council members that serve staggered four-year terms. The Town Council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring the Town Manager and Town Attorney. The Town Manager operates as the chief executive officer and is responsible for carrying out the policies and ordinances of the Town Council and for overseeing the day-to-day operations of the

¹ U.S. Census Bureau and N.C. Office of State Budget & Management

government.

Vision for the Town of Weaverville, North Carolina

The Weaverville Town Council has established the following "Vision for the Town":

Weaverville will strive to retain its small town atmosphere, while actively managing the growth that is inevitable near a large city.

Our town will be attractive to both young and old with a wide range of housing choices. We will reserve areas for neighborhoods and businesses while buffering one from the other. We seek an attractive town that is well-landscaped and accessible to pedestrians.

We will create a favorable atmosphere for the right types of business and industry, those that are environmentally friendly and provide a good living for our residents.

Services Provided By the Town of Weaverville

The following services were provided by the Town during the past year.

Administration:

Town Management	Town Clerk
Planning & Code Enforcement	Legal Services
Utility Billing and Collections	Tax Collections
Personnel Administration	Budget & Finance

Police:

Administration	Patrol
Criminal Investigations	Auxiliary Force
Community Policing	Community Programs

Fire:

Fire Suppression	Investigations
Fire Inspections	First Responder
Public Education	Training & Safety

Public Works:

Sanitation Division

Garbage Collection	Recycling
Appliance Collection	Recycle Collection
Leaf Collection	Brush Collection

Streets Division

Streets & Sidewalks	Street Cleaning
Asphalt Patching	Recycle Collection
Right of Way Mowing	Snow/Ice Removal
Parking Lot Maintenance	Storm Drainage
Street Lighting	

Parks & Recreation Division

Lake Louise Park
Playground/Walking Trails

Lake Equipment/Outdoor Fitness
Main Street Nature Park

Water Resources Division

Water Treatment
Water Distribution
Service Installation

Water Production
Meter Reading
Water Operations

Strategic Long-Term Planning Goals

The following goals were established by the Weaverville Town Council within the 2014-2017 Strategic Plan:

- *To provide for orderly government and the provision of high quality services.*
- *To promote the stability of existing residential neighborhoods while fostering a diversity of housing opportunities.*
- *To promote diverse economic development in keeping with the Town's residential character and the environment.*
- *To provide, support and encourage a high quality of life for the Town of Weaverville.*

The Town is planning to begin the update to its Strategic Plan within the coming year.

Budget Process

The annual budget serves as the foundation of the Town of Weaverville's financial planning and fiscal control. All departments are required to submit requests to the Manager, who serves as the Budget Officer per State law, on or before the last day of April of each year. The Manager then uses these requests as the starting point for developing a proposed budget to be submitted to Town Council by each June 1. The Council is required to hold at least one public hearing on the proposed budget and must adopt a final budget no later than each June 30, the close of the fiscal year. The Budget Ordinance, as adopted by the governing body, creates a legal limit on spending authorizations. For the Town of Weaverville, the Fiscal Year 2016-2017 Budget was adopted to include the General Fund and Enterprise Funds. Multi-year project ordinances are adopted for all Capital Projects funds. For internal accounting purposes, budgetary control is maintained by line item account (object class).

Factors Affecting Weaverville's Financial Condition

As noted earlier, population growth remains a consistent and stable contributor to the local economy, with population growth estimated at approximately 3% from the U.S. Census in 2010 to the most recent certified estimate of 2016. Also as previously described, the Town continues to grow with approximately 49 residential units either approved or in some phase of the development review process as of the end of the fiscal year, June 30, 2017. Again, this residential development growth could increase the Town's population by at least another 122 residents, a 3% increase. The Town has an ample water supply, as the Lawrence T. Sprinkle Jr. Water Treatment Facility is operating at approximately 56% capacity, which means that the Town can support minor additional growth in the residential sector, but plans are being discussed in order to keep up with future needs, including the possibility of expanding water treatment infrastructure.

As these additional residential units are completed and the population grows, Town staff believes that this will lead to further growth in the commercial sector. There has been some modest growth in this sector over the last several years, but there are still a number of vacant sites available in commercial developments in the Town. As our population increases, the demand for additional retail should grow which will lead to further development of these projects.

As of fiscal year end, Buncombe County had the lowest unemployment rate of all counties in the state at 3.2% according to the North Carolina Department of Commerce. This is much lower than the state's average unemployment rate of approximately 4.0%. We have seen continued year after year job growth in almost all sectors of the economy in our region. Although the Town has been negatively impacted with the closure of Arvato, its formerly largest employer, the Town is seeing growth to begin to take its place. King Bio Homeopathics purchased the facility with plans to use part of the facility for its operations while also opening it up to lease to other local companies. Other positive economic development initiatives have been the construction of Publix, employing 127 employees, and Baldor Electric Company, which expanded and added 27 new jobs with the potential to add more jobs. The Town of Weaverville is also seeing additional growth in the commercial sector with the development of a new hotel and additional retailers opening in the North Ridge Commons Development. With anticipated development of additional commercial and retail developments in the near future, we believe that these are good signs for continued growth and positive financial implications for the Town of Weaverville.

Debt Administration

On May 23, 2005 Moody's Investors Service assigned an initial A2 rating to the Town of Weaverville's general obligation refunding bonds. The A2 rating reflects the small tax base with some concentration in a single taxpayer, the solid local economy, healthy finances with high level of reserves, and a manageable debt burden. The Town approved refunding General Obligation bonds originally issued in June 2005, during Fiscal Year 2015-2016. This resulted in significant debt service savings to the Town.

Awards and Acknowledgements

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town of Weaverville for its comprehensive annual financial report (CAFR) for the fiscal year ended June 30, 2016. This was the 21st year that the Town has received this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current CAFR continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

In addition, the Town of Weaverville has received the Government Finance Officers Association's Distinguished Budget Award for nineteen consecutive years.

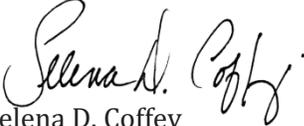
Conclusion

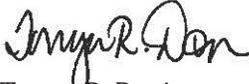
The economy in the Asheville region continues to grow at a much faster pace than the economy of North Carolina in general. This should benefit Weaverville and lead to continued growth in the housing, commercial and retail markets. While we expect accelerated growth, the Town realizes that it must continue to prepare for the potential impacts in our departmental service demands and balance what will

be significant impacts on the Town's finances. We must continue to work to keep our expenses as low as possible and collect our property taxes at a high rate, while maintaining increasing levels of the quality services provided to the Town's residents.

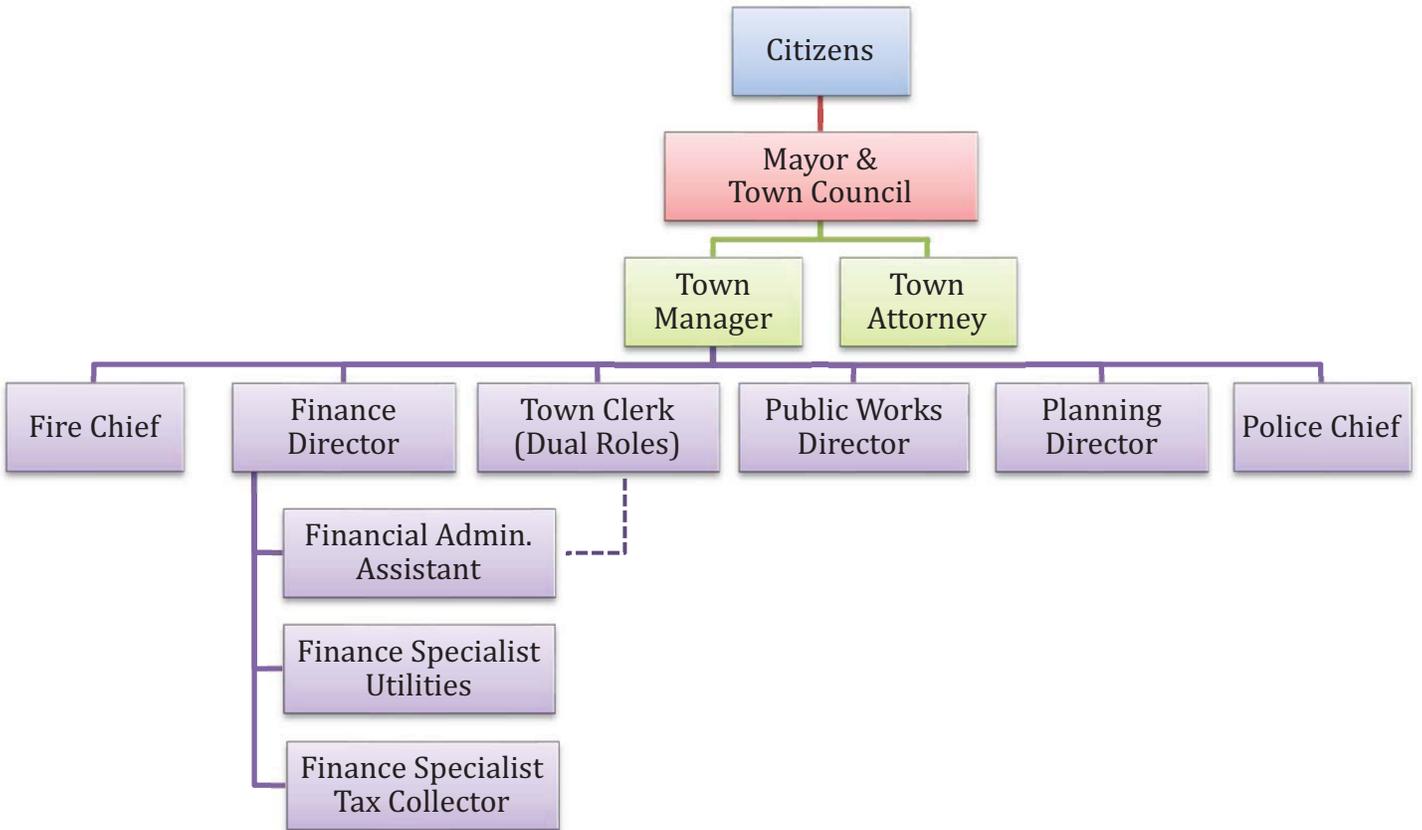
I would like to express appreciation to Finance Director Tonya Dozier for all of her work in compiling the information within this report and her work in monitoring and improving the Town's financial policies and procedures. We would also like to thank all of the Town's staff who assisted in the preparation of this report. Finally, Town Council deserves tremendous accolades for its work in overseeing the Town's finances and ensuring that all Town operations, policies and procedures are completed with the ultimate levels of transparency and financial accountability.

Respectfully submitted,

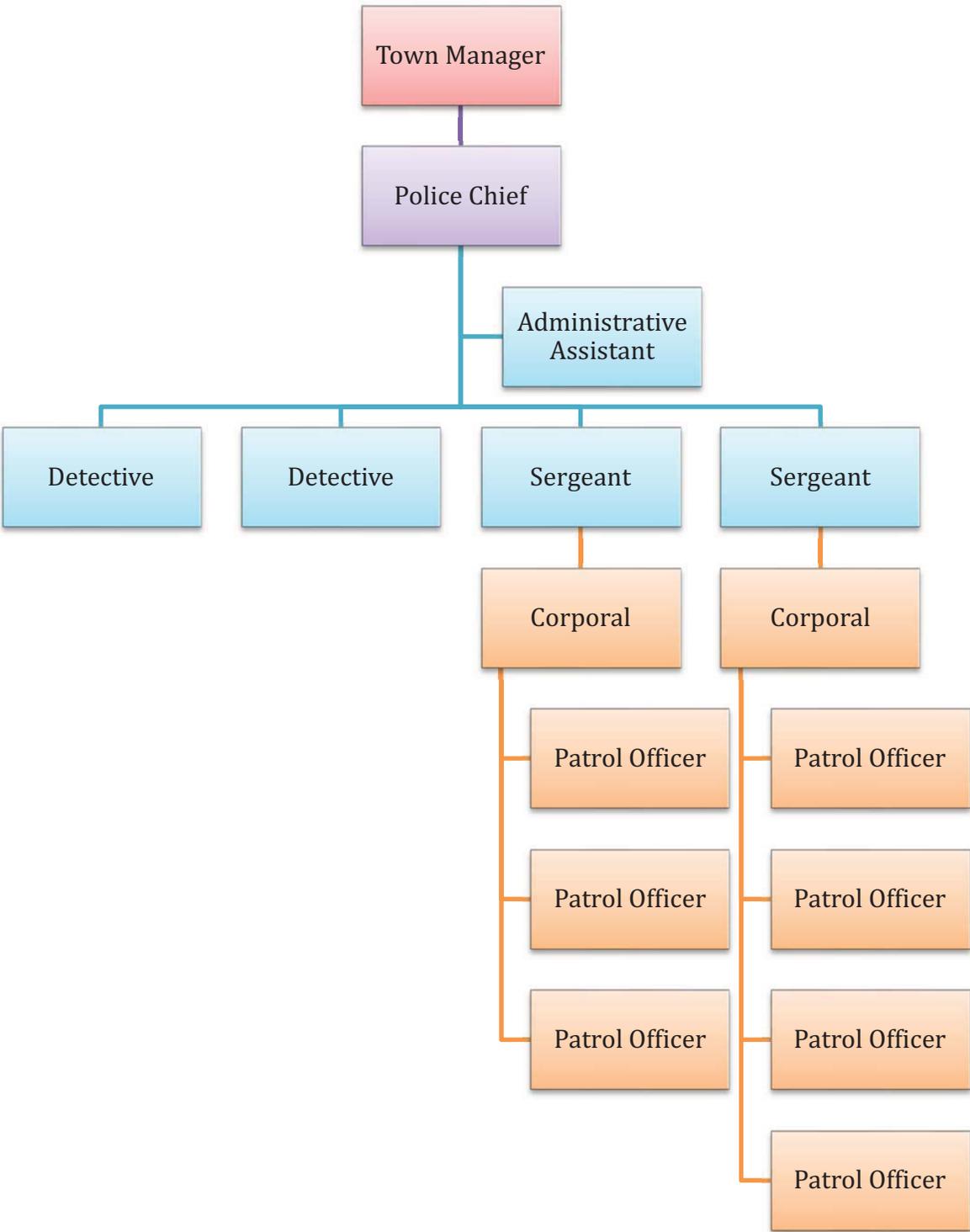

Selena D. Coffey
Town Manager


Tonya R. Dozier
Finance Officer

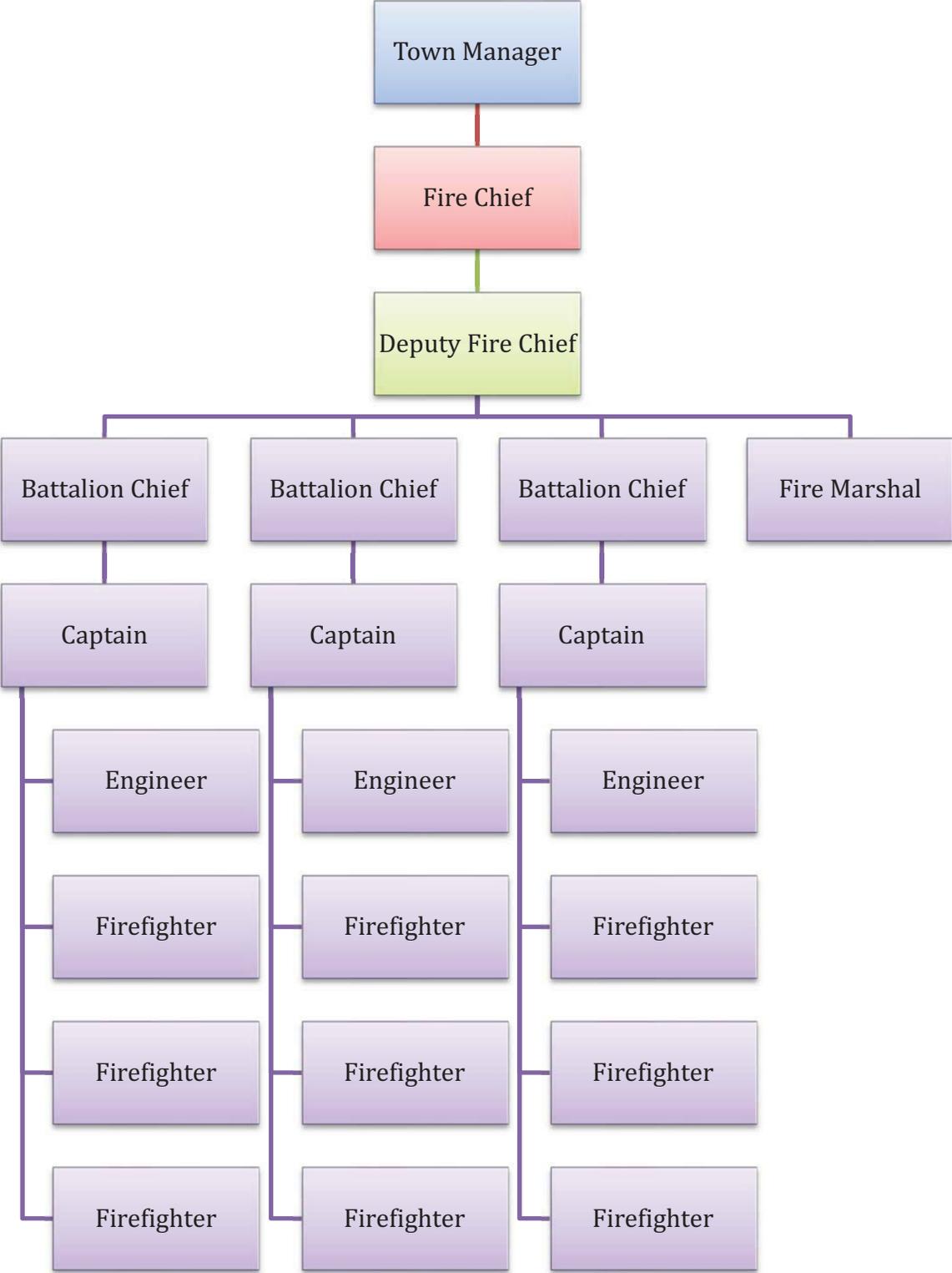
Administration
Organizational Chart



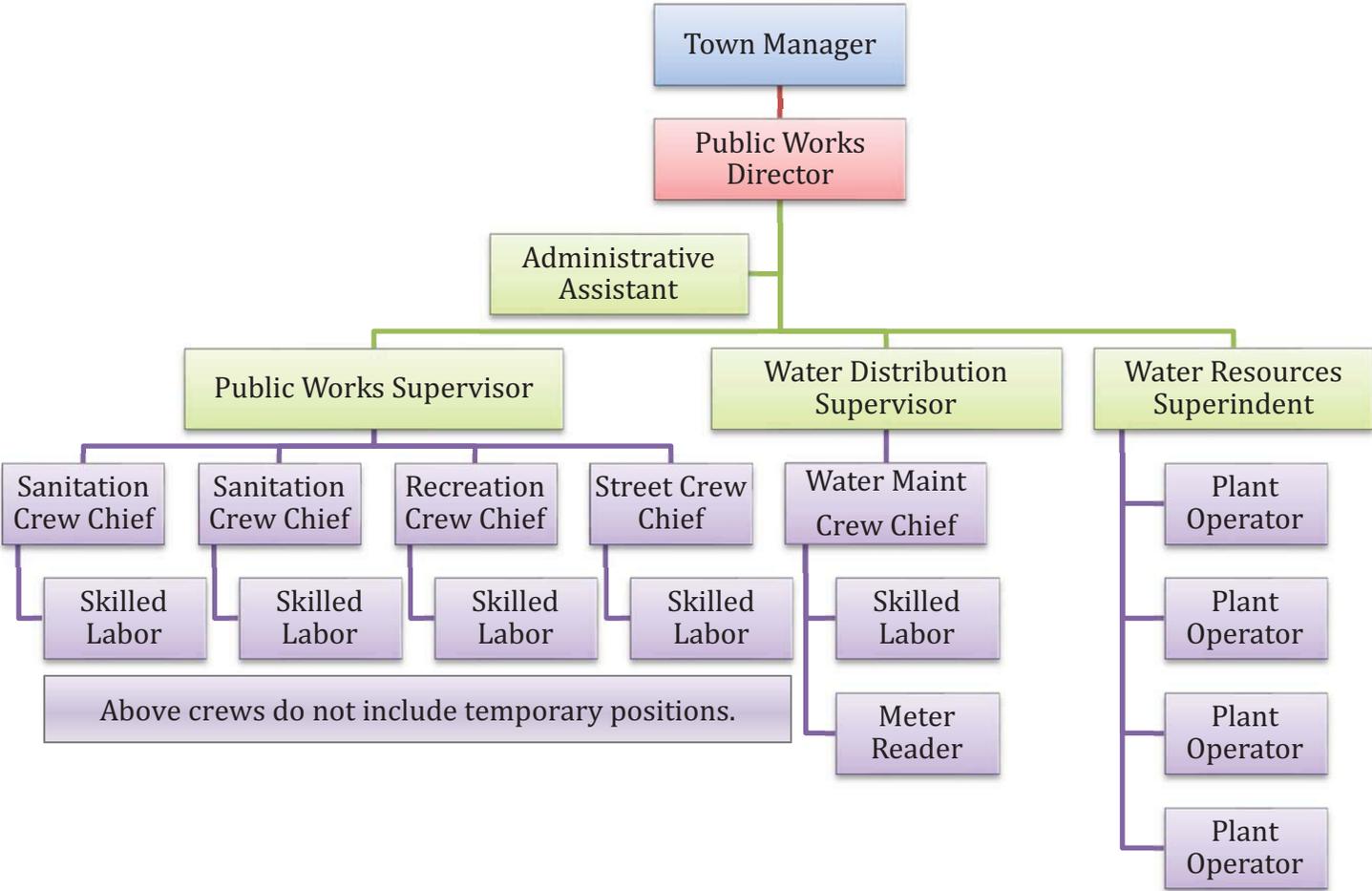
Police Department
Organizational Chart



Fire Department
Organizational Chart



Public Work Department Organizational Chart



TOWN OF WEAVERVILLE
Principal Officials

TOWN COUNCIL

Dottie Sherrill, Mayor
John Penley, Vice-Mayor
Doug Dearth, Councilman
Doug Jackson, Councilman
Patrick Fitzsimmons, Councilman
Andrew Nagle, Councilman

TOWN MANAGER

Selena D. Coffey

TOWN ATTORNEY

Jennifer O. Jackson

FINANCE OFFICER

Tonya R. Dozier

POLICE DEPARTMENT CHIEF

Greg Stephens

PUBLIC WORKS DIRECTOR

Tony Laughter

FIRE DEPARTMENT CHIEF

Ted Williams

PLANNING DIRECTOR

James Eller

FINANCIAL SECTION



Independent Auditors' Report

To the Honorable Mayor
and Members of the Town Council
Weaverville, North Carolina

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, and each major fund of the Town of Weaverville, North Carolina, as of and for the year ended June 30, 2017, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the Town of Weaverville ABC Board. Those statements were audited by another auditor whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Town of Weaverville ABC Board, is based solely on the report of another auditor. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. The financial statements of the Town of Weaverville ABC Board (a component unit) were not audited in accordance with *Government Auditing Standards*.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in

the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, based on our audit and the report of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, and each major fund of the Town of Weaverville, North Carolina, as of June 30, 2017, and the respective changes in financial position and cash flows, where appropriate, thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 16-23, the Law Enforcement Officers' Special Separation Allowance Schedules of Changes in Total Pension Liability and Total Pension Liability as a Percentage of Covered Payroll on page 60, the Other Postemployment Benefits Schedule of Funding Progress and Schedule of Employer Contributions on page 61, and the Local Government Employees' Retirement System's schedules of the Town's Proportionate Share of the Net Pension Liability (Asset) and Contributions on pages 62 and 63, respectively, be presented to supplement the basic financial statements. Such information, although not a required part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We and the other auditors have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary and Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements of the Town of Weaverville, North Carolina. The introductory information, individual fund financial statements, budgetary schedules, other schedules, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The individual fund statements, budgetary schedules, and other schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing

procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, based on our audit and the procedures performed as described above, the individual fund statements, budgetary schedules, and other schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory information and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated October 31, 2017 on our consideration of the Town of Weaverville's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, and other matters. The purpose of the report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Town of Weaverville's internal control over financial reporting and compliance.

Donald Killian CPA Group, P.A.

Asheville, North Carolina

October 31, 2017

Management’s Discussion and Analysis

As management of the Town of Weaverville, we offer readers of the Town of Weaverville’s financial statements this narrative overview and analysis of the financial activities of the Town of Weaverville for the fiscal year ended June 30, 2017. We encourage readers to read the information presented here in conjunction with additional information that we have furnished in the Town’s financial statements, which follow this narrative.

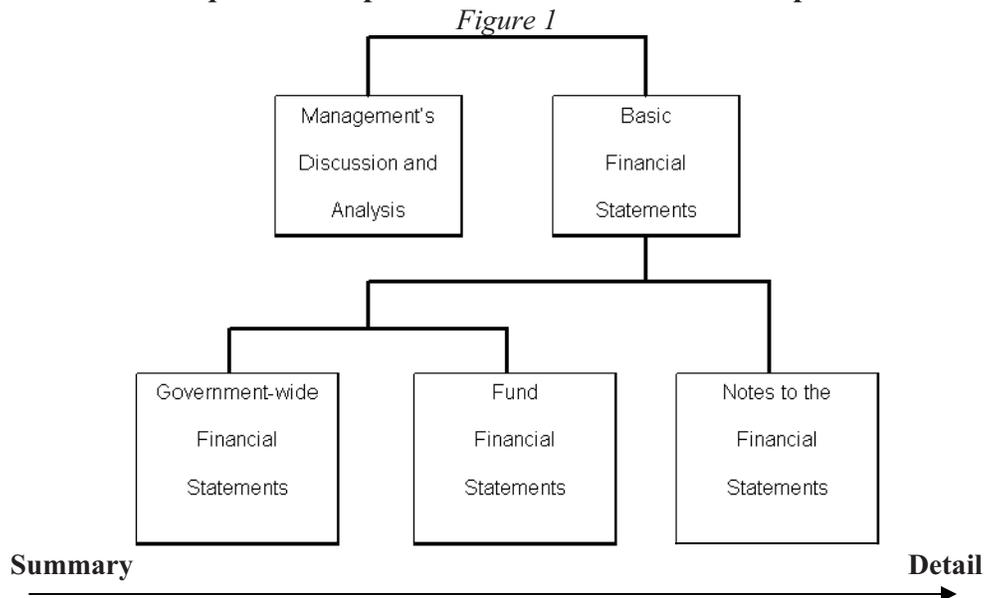
Financial Highlights

- The assets of the Town of Weaverville exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$21,824,674 (*net position*).
- The government’s total net position increased by \$920,091, which was primarily the result of increased revenues from governmental activities, as well as business-type activities.
- As of the close of the current fiscal year, the Town of Weaverville’s General Fund reported an ending fund balance of \$6,288,885, with a net increase of \$567,773 in fund balance. Approximately 10.3% of this total amount, or \$651,736, is restricted.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$5,265,972, or 90.6% of total general fund expenditures for the fiscal year.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the Town of Weaverville’s basic financial statements. The Town’s basic financial statements consist of three components; 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements (see Figure 1). The basic financial statements present two different views of the Town with the government-wide statements and the fund financial statements. In addition to the basic financial statements, this report contains other supplemental information that will enhance the reader’s understanding of the financial condition of the Town of Weaverville.

Required Components of Annual Financial Report



Basic Financial Statements

The first two statements (Exhibits 1 and 2) in the basic financial statements are the **Government-wide Financial Statements**. They provide both short and long-term information about the Town's financial status.

The next statements (Exhibits 3 through 9) are **Fund Financial Statements**. These statements focus on the activities of the individual parts of the Town's government. These statements provide more detail than the government-wide statements. There are three parts to the Fund Financial Statements: 1) the governmental funds statements; 2) the budgetary comparison statements; and 3) the proprietary fund statements.

The next section of the basic financial statements is the **notes**. The notes to the financial statements explain in detail some of the data contained in those statements. After the notes, **supplemental information** is provided to show details about the Town's individual funds. Budgetary information required by the General Statutes also can be found in this part of the statements.

Government-wide Financial Statements

The government-wide financial statements are designed to provide the reader with a broad overview of the Town's finances, similar in format to a financial statement of a private-sector business. The government-wide statements provide short and long-term information about the Town's financial status as a whole. The two government-wide statements report the Town's net position and how it has changed. Net position is the difference between the Town's total assets and deferred outflows of resources and total liabilities and deferred inflows of resources. Measuring net position is one way to gauge the Town's financial condition.

The government-wide statements are divided into three categories: 1) Governmental activities; 2) Business-type activities; and 3) Component units. The governmental activities include most of the Town's basic services such as public safety, parks and recreation, and general administration. Property taxes and state and federal grant funds finance most of these activities. The business-type activities are those that the Town charges customers to provide. These include the water and sewer services offered by the Town of Weaverville. The final category is the component unit. Although legally separate from the Town, the ABC Board is important to the Town. The Town exercises control over the Board by appointing its members and the Board is required to distribute its profits to the Town.

The government-wide financial statements are Exhibits 1 and 2 of this report.

Fund Financial Statements

The fund financial statements (see Figure 1) provide a more detailed look at the Town's most significant activities. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Town of Weaverville, like all other governmental entities in North Carolina, uses fund accounting to ensure and reflect compliance (or non-compliance) with finance-related legal requirements, such as the General Statutes or the Town's budget ordinance. All of the funds of the Town of Weaverville can be divided into two categories: governmental funds and proprietary funds.

Governmental Funds – Governmental funds are used to account for those functions reported as governmental activities in the government-wide financial statements. Most of the Town's basic services are accounted for in governmental funds. These funds focus on how assets can readily be converted into cash flow in and out, and what monies are left at year-end that will be available for spending in the next year. Governmental funds are reported using an accounting method called *modified accrual accounting* which provides a short-term spending focus. As a result, the governmental fund financial statements give the reader a detailed short-term view that helps him or her determine if there are more or less financial resources available to finance the Town's programs.

The relationship between government activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is described in a reconciliation that is a part of the fund financial statements.

The Town of Weaverville adopts an annual budget for its General Fund, as required by the General Statutes. The budget is a legally adopted document that incorporates input from the citizens of the Town, the management of the Town, and the decisions of the Board about which services to provide and how to pay for them. It also authorizes the Town to obtain funds from identified sources to finance these current period activities. The budgetary statement provided for the General Fund demonstrates how well the Town complied with the budget ordinance and whether or not the Town succeeded in providing the services as planned when the budget was adopted. The budgetary comparison statement uses the budgetary basis of accounting and is presented using the same format, language, and classifications as the legal budget document. The statement shows four columns: 1) the original budget as adopted by the Board; 2) the final budget as amended by the Board; 3) the actual resources, charges to appropriations, and ending balances in the General Fund; and 4) the difference or variance between the final budget and the actual resources and charges.

Proprietary Funds – The Town of Weaverville has one proprietary fund. The *Enterprise Fund* is used to report the same functions presented as business-type activities in the government-wide financial statements. The Town of Weaverville uses the enterprise fund to account for its water and sewer activity. This fund is the same as those functions shown in the business-type activities in the Statement of Net Position and the Statement of Activities.

Notes to the Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements begin on page 33 of this report.

Other Information – In addition to the basic financial statements and accompanying notes, this report includes certain required supplementary information concerning the Town of Weaverville’s progress in funding its obligation to provide pension and other postemployment benefits to its employees. Required supplementary information can be found beginning on page 60 of this report.

Interdependence with Other Entities – The Town depends on financial resources flowing from, or associated with, both the Federal Government and the State of North Carolina. Because of this dependency, the Town is subject to changes in specific flows of intergovernmental revenues based on modifications to Federal and State laws and Federal and State appropriations.

Government-Wide Financial Analysis

The Town of Weaverville's Net Position
Figure 2

	Governmental Activities		Business-Type Activities		Total		Total Percentage Change
	(As restated)		(As restated)		(As restated)		
	2017	2016	2017	2016	2017	2016	
Current and other assets	\$ 6,505,454	\$ 5,904,169	\$ 3,219,776	\$ 2,785,507	\$ 9,725,230	\$ 8,689,676	12%
Capital assets	9,775,631	9,896,630	8,359,586	8,696,795	18,135,217	18,593,425	-2%
Deferred outflows of resources	812,227	180,613	193,627	39,420	1,005,854	220,033	357%
Total assets and deferred outflows of resources	<u>17,093,312</u>	<u>15,981,412</u>	<u>11,772,989</u>	<u>11,521,722</u>	<u>28,866,301</u>	<u>27,503,134</u>	5%
Long-term liabilities	3,211,903	2,814,488	2,539,347	2,504,534	5,751,250	5,319,022	8%
Other liabilities	788,277	739,110	343,804	312,618	1,132,081	1,051,728	8%
Deferred inflows of resources	129,591	187,238	28,705	40,563	158,296	227,801	-31%
Total liabilities and deferred inflows of resources	<u>4,129,771</u>	<u>3,740,836</u>	<u>2,911,856</u>	<u>2,857,715</u>	<u>7,041,627</u>	<u>6,598,551</u>	7%
Net position:							
Net investment in capital assets	8,223,653	7,923,020	6,048,586	6,226,795	14,272,239	14,149,815	1%
Restricted	651,736	889,635	-	-	651,736	889,635	-27%
Unrestricted	4,088,152	3,427,921	2,812,547	2,437,212	6,900,699	5,865,133	18%
Total net position	<u>\$ 12,963,541</u>	<u>\$ 12,240,576</u>	<u>\$ 8,861,133</u>	<u>\$ 8,664,007</u>	<u>\$ 21,824,674</u>	<u>\$ 20,904,583</u>	4%

As noted earlier, net position may serve over time as one useful indicator of a government's financial condition. The assets of the Town of Weaverville exceeded liabilities and deferred inflows by \$21,824,674 as of June 30, 2017. The Town's net position increased by \$920,091 for the fiscal year ended June 30, 2017. The largest component of net position (65.4%) reflects the Town's net investment in capital assets (e.g. land, buildings, machinery, and equipment less the debt related to those assets). The Town of Weaverville uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town of Weaverville's net investment in capital assets is reported net of the outstanding related debt, the resources needed to repay that debt must be provided by other sources, since the capital assets cannot be used to liquidate these liabilities. An additional portion of the Town of Weaverville's net position (3.0%), \$651,736, represents resources that are subject to external restrictions on how they may be used. The remaining balance of \$6,900,699 (31.6%) is unrestricted.

Several particular aspects of the Town's financial operations positively influenced the total unrestricted governmental net position:

- Continued diligence in the collection of property taxes, which resulted in an increase from 99.83% to 99.88%, and which is better than the statewide average of 98.60% for fiscal year 2016.
- Sales of capital assets resulted in proceeds of \$3,885.

Town of Weaverville's Changes in Net Position

Figure 3

	Governmental Activities		Business-Type Activities		Total	
	(As restated)		(As restated)		(As restated)	
	2017	2016	2017	2016	2017	2016
Revenues:						
<i>Program revenues:</i>						
Charges for services	\$ 27,250	\$ 41,735	\$ 1,941,316	\$ 1,751,374	\$ 1,968,566	\$ 1,793,109
Operating grants and contributions	220,621	22,548	-	-	220,621	22,548
Capital grants and contributions	106,302	106,776	-	-	106,302	106,776
<i>General revenues:</i>						
Property taxes	2,964,377	2,818,205	-	-	2,964,377	2,818,205
Other taxes	1,163,041	1,135,729	-	-	1,163,041	1,135,729
Grants and contributions not restricted to specific programs	1,828,482	1,751,222	-	-	1,828,482	1,751,222
Unrestricted investment earnings	27,452	16,114	13,521	2,715	40,973	18,829
Miscellaneous	27,976	33,103	-	-	27,976	33,103
Gain (loss) on sale of property	3,885	51,967	-	3,154	3,885	55,121
<i>Total revenues</i>	<u>6,369,386</u>	<u>5,977,399</u>	<u>1,954,837</u>	<u>1,757,243</u>	<u>8,324,223</u>	<u>7,734,642</u>
Expenses:						
General government	886,828	853,053	-	-	886,828	853,053
Public safety	3,490,042	3,444,875	-	-	3,490,042	3,444,875
Transportation	349,808	377,930	-	-	349,808	377,930
Environmental protection	711,637	605,969	-	-	711,637	605,969
Culture and recreation	170,249	223,273	-	-	170,249	223,273
Water and sewer	-	-	1,757,711	1,743,187	1,757,711	1,743,187
Interest on long-term debt	37,857	49,720	-	-	37,857	49,720
<i>Total expenses</i>	<u>5,646,421</u>	<u>5,554,820</u>	<u>1,757,711</u>	<u>1,743,187</u>	<u>7,404,132</u>	<u>7,298,007</u>
Increase in net position	722,965	422,579	197,126	14,056	920,091	436,635
Net position, beginning, as restated	12,240,576	11,817,997	8,664,007	8,649,951	20,904,583	20,467,948
Net position, end of year	<u>\$ 12,963,541</u>	<u>\$ 12,240,576</u>	<u>\$ 8,861,133</u>	<u>\$ 8,664,007</u>	<u>\$ 21,824,674</u>	<u>\$ 20,904,583</u>

Governmental activities. Governmental activities increased the Town's net position by \$722,965, thereby accounting for most of the growth in the net position of the Town of Weaverville. Town management reduced non-essential programs to a minimum and implemented cost saving strategies across Town departments. Certain nonrecurring expenses were either postponed or renegotiated in an attempt to maintain a healthy net position. Management believes healthy investment in the Town will result in additional revenues, and in that vein added to the Town's net position by investing in capital assets through debt issuance and grant funds. Increased efforts to maximize tax collections also contributed to the favorable net position. Town management acknowledges that 2017 was a successful year and plans on improving upon these approaches as a long-term strategy to realize continued fiscal health.

Business-type activities: Business-type activities increased the Town of Weaverville's net position by \$197,126. Water rates increased by 2% from the previous fiscal year.

Financial Analysis of the Town's Funds

As noted earlier, the Town of Weaverville uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of the Town of Weaverville's governmental funds is to provide information on near-term inflows, outflows, and balances of usable resources. Such information is useful in assessing the Town of Weaverville's financing requirements.

The General Fund is the chief operating fund of the Town of Weaverville. At the end of the current fiscal year, the Town of Weaverville's fund balance available in the General Fund was \$5,591,623, while total fund balance reached \$6,288,885. The Governing Body of the Town of Weaverville has determined that the Town should maintain an available fund balance of a minimum 40% of General Fund revenues in case of unforeseen needs or opportunities, in addition to meeting the cash flow needs of the Town. The Town currently has an available fund balance of 87.8% of General Fund revenues, while total fund balance represents 98.7% of the same amount.

General Fund Budgetary Highlights: During the fiscal year, the Town revised the budget on several occasions. Generally, budget amendments fall into one of three categories: 1) amendments made to adjust the estimates that are used to prepare the original budget ordinance once exact information is available; 2) amendments made to recognize new funding amounts from external sources, such as Federal and State grants; and 3) increases in appropriations that become necessary to maintain services.

Actual revenues were more than the budgeted amounts primarily because the Town collected more ad valorem taxes than anticipated (as evidenced by an increased collection rate in the current year). Expenditures were also held in check to comply with its budgetary requirements.

Proprietary Funds. The Town of Weaverville's proprietary fund provides the same type of information found in the government-wide statements but in more detail. Unrestricted net position of the Water and Sewer Fund at the end of the fiscal year amounted to \$2,812,547. The total change in net position for the Water and Sewer Fund was an increase of \$197,126. The change in net position in the Water and Sewer Fund is primarily a result of the Town's increased customer base, and continued replacement of manual-read water meters with automated water meters.

Capital Asset and Debt Administration

Capital assets. The Town of Weaverville's investment in capital assets for its governmental and business-type activities as of June 30, 2017, totals \$18,135,217 (net of accumulated depreciation). These assets include buildings, land, machinery and equipment, vehicles, furniture, plant and distribution systems, and town infrastructure.

Major capital asset transactions during the year include the following:

- One new vehicle for the Police Department at a cost of approximately \$26,000.
- One new vehicle for the Fire Department at a cost of approximately \$32,000.
- 31 breathing apparatus units for the Fire Department at a cost of approximately \$195,000 and purchased with federal grant funds.
- One new mower for the Recreation Department at a cost of approximately \$28,000.
- Further completion of 2016 Paving Project for the Streets Department at a cost of \$240,000.

**Town of Weaverville's Capital Assets
(Net of depreciation)**

Figure 4

	Governmental Activities		Business-Type Activities		Total	
	2017	2016	2017	2016	2017	2016
Land	\$ 1,032,109	\$ 1,032,109	\$ 146,035	\$ 146,035	\$ 1,178,144	\$ 1,178,144
Buildings	4,507,798	4,628,208	-	-	4,507,798	4,628,208
Land improvements	367,753	379,821	-	-	367,753	379,821
Infrastructure	2,139,273	1,948,896	8,118,224	8,409,214	10,257,497	10,358,110
Total capital assets	<u>\$ 9,775,631</u>	<u>\$ 9,896,630</u>	<u>\$ 8,359,586</u>	<u>\$ 8,696,795</u>	<u>\$ 18,135,217</u>	<u>\$ 18,593,425</u>

Additional information on the Town's capital assets can be found in Note 2.A.4 of the Basic Financial Statements.

Long-term Debt. As of June 30, 2017, the Town of Weaverville had total debt in the form of installment purchase contracts and general obligation bonds outstanding of \$3,862,978.

**Town of Weaverville's Outstanding Debt
General Obligation Bonds and Installment Purchases Payable**

Figure 5

	Governmental Activities		Business-Type Activities		Total	
	2017	2016	2017	2016	2017	2016
General obligation bonds, net	\$ -	\$ -	\$ 2,311,000	\$ 2,470,000	\$ 2,311,000	\$ 2,470,000
Installment purchases payable	1,551,978	1,973,610	-	-	1,551,978	1,973,610
	<u>\$ 1,551,978</u>	<u>\$ 1,973,610</u>	<u>\$ 2,311,000</u>	<u>\$ 2,470,000</u>	<u>\$ 3,862,978</u>	<u>\$ 4,443,610</u>

Town of Weaverville's Outstanding Debt

North Carolina general statutes limit the amount of general obligation debt that a unit of government can issue to 8% of the total assessed value of taxable property located within that government's boundaries. The legal debt margin for the Town of Weaverville is approximately \$50,000,000.

Additional information regarding the Town of Weaverville's long-term debt can be found in Note 2.B.5 of this report.

Economic Factors and Next Year's Budgets and Rates

The following key economic indicators reflect the growth and prosperity of the Town.

- The Town has seen continued growth in both the housing and retail markets during FY 2017, and we expect that this will continue during FY 2018.
- The Asheville Metropolitan Statistical Area (MSA) is adding jobs at a faster pace than any other MSA in NC. This should encourage growth to continue in the Weaverville area.
- There are roughly 49 residential units that either have been approved or are in the development review process currently.

- The Town's fund balance continues to remain strong which helps the Town avoid any drastic cut to services and/or massive rate increases.

Budget Highlights for the Fiscal Year Ending June 30, 2018

Governmental Activities: The Town Council has adopted a budget for fiscal year 2017-2018 that sets the tax rate at \$0.380 per \$100 of valuation, a \$.06 per \$100 of valuation decrease over fiscal year 2016-2017. The decrease in the tax rate is due to the 2017 Buncombe County revaluation process and the Town's desire to drop the tax rate to reflect a rate closer to that of revenue neutral, as calculated at approximately 0.36 cents per \$100 values for real property valuations. The adopted budget includes a 3-year Capital Improvement Plan (CIP) to provide funding for previously postponed capital projects and equipment replacements, as well as begin setting aside funds for future capital projects such as the construction of a new community center. The CIP also includes \$400,000 for streets maintenance and improvements. Finally, the budget allocated funding totaling \$60,000 for the future greenways project included with the *Connect Buncombe* initiative. The budget also reflects Town Council's direction to provide appropriate health insurance, cost of living increases and the continuance of the merit bonus program for its employees. Town Council did not take any measures to reduce services, but actually budgeted to maintain these quality services to the Town's citizens.

Business-type Activities: The Weaverville Water System is operated as an Enterprise Fund. Enterprise Funds are used to account for the operations that are financed and operated in a manner similar to private businesses, where the intent of the governing body is that user charges fund the cost of providing goods and services to the general public on a continuing basis. Each year the Town staff completes an analysis of Water Department finances to determine the financial stability of the department with an eye of future system requirements and changing growth patterns. This review includes an analysis of user charges to determine their adequacy in funding normal operations and capital improvements.

Water revenues from all sources during fiscal year 2017-2018 are estimated at \$2,078,416, or just below the actual amount of \$1,954,837 collected in the 2016-2017 fiscal year. The budget for fiscal year 2017-2018 includes a rate increase of 2% and includes continued funding for transitioning to automated radio read meters. The Town was able to accomplish this through continued growth in the customer base.

Requests for Information

This report is designed to provide an overview of the Town's finances for those with an interest in this area. Questions concerning any of the information found in this report or requests for additional information should be directed to Tonya Dozier, Finance Officer, Town of Weaverville, P.O. Box 338, Weaverville, NC 28787. You can also call (828) 645-7116, visit our website www.weavervillenc.org or send an email to tdozier@weavervillenc.org for more information.

BASIC FINANCIAL STATEMENTS

STATEMENT OF NET POSITION
June 30, 2017

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Town of Weaverville ABC Board
ASSETS				
Current assets:				
Cash and cash equivalents	\$ 5,750,098	\$ 2,845,529	\$ 8,595,627	\$ 422,335
Taxes receivable, net	4,543	-	4,543	-
Accounts receivable, net	-	342,381	342,381	531
Due from other governments	649,685	-	649,685	-
Inventories	-	-	-	174,286
Prepaid expenses	47,577	11,694	59,271	7,967
Restricted cash and equivalents	53,551	20,172	73,723	-
Total current assets	6,505,454	3,219,776	9,725,230	605,119
Non-current assets:				
Capital assets:				
Land and construction in progress	1,032,109	146,035	1,178,144	-
Other capital assets, net	8,743,522	8,213,551	16,957,073	1,074,008
Total capital assets	9,775,631	8,359,586	18,135,217	1,074,008
Total assets	16,281,085	11,579,362	27,860,447	1,679,127
DEFERRED OUTFLOWS OF RESOURCES				
Pension deferrals	812,227	193,627	1,005,854	55,878
LIABILITIES				
Current liabilities:				
Accounts payable and accrued liabilities	159,326	127,800	287,126	197,169
Payable from restricted cash:				
Deposits	51,500	20,172	71,672	-
Accrued interest payable	10,905	3,832	14,737	11,443
Current portion of long-term liabilities	566,546	192,000	758,546	72,878
Total current liabilities	788,277	343,804	1,132,081	281,490
Long-term liabilities:				
Net pension liability (LGERS)	952,192	229,524	1,181,716	51,359
Total pension liability (LEO)	445,528	-	445,528	-
Due in more than one year	1,814,183	2,309,823	4,124,006	1,095,034
Total liabilities	4,000,180	2,883,151	6,883,331	1,427,883
DEFERRED INFLOWS OF RESOURCES				
Prepaid taxes	1,200	-	1,200	-
Pension deferrals	128,391	28,705	157,096	1,800
Total deferred inflows of resources	129,591	28,705	158,296	1,800
NET POSITION				
Net investment in capital assets	8,223,653	6,048,586	14,272,239	(85,808)
Restricted for:				
Stabilization by State statute	649,685	-	649,685	-
Streets	2,051	-	2,051	-
Working capital	-	-	-	83,392
Unrestricted	4,088,152	2,812,547	6,900,699	307,738
Total net position	\$ 12,963,541	\$ 8,861,133	\$ 21,824,674	\$ 305,322

The accompanying notes are an integral part of these financial statements.

TOWN OF WEAVERVILLE, NORTH CAROLINA

Exhibit 2

STATEMENT OF ACTIVITIES
For the year ended June 30, 2017

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government			Component Unit
					Governmental Activities	Business-type Activities	Total	Town of Weaverville ABC Board
Primary government:								
Governmental Activities:								
General government	\$ 886,828	\$ 26,350	\$ -	\$ -	\$ (860,478)	\$ -	\$ (860,478)	\$ -
Public safety	3,490,042	900	220,621	-	(3,268,521)	-	(3,268,521)	-
Transportation	349,808	-	-	106,302	(243,506)	-	(243,506)	-
Environmental protection	711,637	-	-	-	(711,637)	-	(711,637)	-
Cultural and recreation	170,249	-	-	-	(170,249)	-	(170,249)	-
Interest on long-term debt	37,857	-	-	-	(37,857)	-	(37,857)	-
Total governmental activities	5,646,421	27,250	220,621	106,302	(5,292,248)	-	(5,292,248)	-
Business-type activities:								
Water and sewer	1,757,711	1,941,316	-	-	-	183,605	183,605	-
Total primary government	\$ 7,404,132	\$ 1,968,566	\$ 220,621	\$ 106,302	(5,292,248)	183,605	(5,108,643)	-
Component unit:								
Town of Weaverville ABC Board	\$ 2,148,844	\$ 2,177,175	\$ -	\$ -	-	-	-	28,331
Total component unit	\$ 2,148,844	\$ 2,177,175	\$ -	\$ -	-	-	-	28,331
General revenues:								
Taxes:								
Property taxes, levied for general purpose					2,964,377	-	2,964,377	-
Other taxes					1,163,041	-	1,163,041	-
Grants and contributions not restricted to specific programs					1,828,482	-	1,828,482	-
Gain on sale of property					3,885	-	3,885	1,000
Unrestricted investment earnings					27,452	13,521	40,973	394
Miscellaneous					27,976	-	27,976	70
Total general revenues					6,015,213	13,521	6,028,734	1,464
Change in net position					722,965	197,126	920,091	29,795
Net position, beginning of year					12,354,190	8,565,805	20,919,995	275,527
Restatement (Notes 6 and 7)					(113,614)	98,202	(15,412)	-
Net position, beginning of year as restated					12,240,576	8,664,007	20,904,583	275,527
Net position, end of year					\$ 12,963,541	\$ 8,861,133	\$ 21,824,674	\$ 305,322

The accompanying notes are an integral part of these financial statements.

TOWN OF WEAVERVILLE, NORTH CAROLINA

Exhibit 3

BALANCE SHEET
GOVERNMENTAL FUNDS
June 30, 2017

	General Fund	Total Governmental Funds
ASSETS		
Cash and cash equivalents	\$ 5,750,098	\$ 5,750,098
Restricted cash and cash equivalents	53,551	53,551
Taxes receivable, net	4,543	4,543
Due from other governments	649,685	649,685
Prepaid expenses	47,577	47,577
Total assets	<u>\$ 6,505,454</u>	<u>\$ 6,505,454</u>
LIABILITIES		
Accounts payable and accrued liabilities	\$ 159,326	\$ 159,326
Payable from restricted cash:		
Deposits	51,500	51,500
Total liabilities	<u>210,826</u>	<u>210,826</u>
DEFERRED INFLOWS OF RESOURCES		
Property taxes receivable	4,543	4,543
Prepaid taxes	1,200	1,200
Total deferred inflows of resources	<u>5,743</u>	<u>5,743</u>
FUND BALANCES		
Non-Spendable		
Prepays	47,577	47,577
Restricted		
Stabilization by State statute	649,685	649,685
Streets	2,051	2,051
Assigned		
Subsequent year's expenditures	323,600	323,600
Unassigned	5,265,972	5,265,972
Total fund balances	<u>6,288,885</u>	<u>6,288,885</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 6,505,454</u>	
Amounts reported for governmental activities in the Statement of Net Position (Exhibit 1) are different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.		
Gross capital assets at historical cost	\$ 15,984,299	
Accumulated depreciation	<u>(6,208,668)</u>	9,775,631
Deferred outflows of resources related to pensions are not reported in the funds		
		812,227
Earned revenues considered deferred inflows of resources in fund statements.		
		4,543
Long-term liabilities used in governmental activities are not financial uses and therefore are not reported in the funds.		
Installment purchases	(1,551,978)	
Other postemployment benefits	(644,851)	
Compensated absences	(183,900)	
Total pension liability (LEO)	(445,528)	
Net pension liability (LGERS)	<u>(952,192)</u>	(3,778,449)
Deferred inflows of resources related to pensions are not reported in the funds		
		(128,391)
Other liabilities (accrued interest payable) are not due and payable in the current period and therefore are not reported in the funds		
		<u>(10,905)</u>
Net position of governmental activities		<u>\$ 12,963,541</u>

The accompanying notes are an integral part of these financial statements.

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
For the year ended June 30, 2017

	<u>Major Fund</u>	
	<u>General Fund</u>	<u>Total Governmental Funds</u>
REVENUES		
Ad valorem taxes	\$ 2,973,623	\$ 2,973,623
Other taxes and licenses	1,163,041	1,163,041
Unrestricted intergovernmental	1,827,864	1,827,864
Restricted intergovernmental	326,923	326,923
Permits and fees	27,250	27,250
Investment earnings	27,452	27,452
Miscellaneous	25,438	25,438
Total revenues	6,371,591	6,371,591
EXPENDITURES		
Current:		
General government	807,586	807,586
Public safety	3,240,512	3,240,512
Transportation	521,214	521,214
Environmental protection	627,195	627,195
Cultural and recreation	151,610	151,610
Debt service:		
Principal	421,632	421,632
Interest	41,110	41,110
Total expenditures	5,810,859	5,810,859
Revenues over expenditures	560,732	560,732
OTHER FINANCING SOURCES		
Sale of capital assets	3,885	3,885
Insurance recovery	3,156	3,156
Total other financing sources	7,041	7,041
Net change in fund balances	567,773	567,773
Fund balances, beginning, as previously stated	5,673,535	5,673,535
Prior period adjustment (Note 7)	47,577	47,577
Fund balance, beginning, as restated	5,721,112	5,721,112
Fund balances, end of year	\$ 6,288,885	\$ 6,288,885

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
June 30, 2017

Amounts reported for governmental activities in the statement of activities (Exhibit 2) are different because:

Net changes in fund balances - total governmental funds	\$	567,773
<p>Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.</p>		
Capital outlay expenditures which were capitalized	\$ 549,967	
Depreciation expense for governmental assets	<u>(670,966)</u>	(120,999)
Contributions to the pension plan in the current fiscal year are not included on the Statement of Activities		193,720
Benefit payment paid for the LEOSSA are not included in the Statement of Activities		8,959
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		(9,246)
<p>The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.</p>		
Principal payments on long-term debt	421,632	
Decrease in accrued interest payable	<u>3,253</u>	424,885
<p>Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds:</p>		
Compensated absences used (accrued)	(14,902)	
Pension expense	(260,385)	
Other postemployment benefits	<u>(66,840)</u>	(342,127)
Total changes in net position of governmental activities	\$	<u><u>722,965</u></u>

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL – GENERAL FUND
For the year ended June 30, 2017

	General Fund			Variance With Final Budget Positive (Negative)
	Original Budget	Final Budget	Actual	
REVENUES				
Ad valorem taxes	\$ 2,907,220	\$ 2,907,220	\$ 2,973,623	\$ 66,403
Other taxes and licenses	1,115,000	1,115,000	1,163,041	48,041
Unrestricted intergovernmental	1,580,000	1,580,000	1,827,864	247,864
Restricted intergovernmental	111,000	319,295	326,923	7,628
Permits and fees	20,600	20,600	27,250	6,650
Investment earnings	5,150	5,150	27,452	22,302
Miscellaneous	24,270	24,856	25,438	582
Total revenues	<u>5,763,240</u>	<u>5,972,121</u>	<u>6,371,591</u>	<u>399,470</u>
EXPENDITURES				
Current:				
General government	933,953	941,109	807,586	133,523
Public safety	3,139,080	3,366,051	3,240,512	125,539
Transportation	607,801	607,280	521,214	86,066
Environmental protection	601,444	633,638	627,195	6,443
Cultural and recreation	228,110	196,276	151,610	44,666
Contingency	20,000	20,000	-	(20,000)
Debt service:				
Principal and interest	462,852	462,852	462,742	110
Total expenditures	<u>5,993,240</u>	<u>6,227,206</u>	<u>5,810,859</u>	<u>376,347</u>
Revenues over (under) expenditures	<u>(230,000)</u>	<u>(255,085)</u>	<u>560,732</u>	<u>815,817</u>
Other financing sources (uses):				
Appropriated fund balance	275,000	296,929	-	(296,929)
Sale of capital assets	5,000	5,000	3,885	(1,115)
Insurance recovery	-	3,156	3,156	-
Transfer to capital reserve	(50,000)	(50,000)	-	50,000
Total other financing sources (uses)	<u>230,000</u>	<u>255,085</u>	<u>7,041</u>	<u>(248,044)</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>567,773</u>	<u>\$ 567,773</u>
Fund balance, beginning, as restated			<u>5,721,112</u>	
Fund balance, end of year			<u>\$ 6,288,885</u>	

The accompanying notes are an integral part of these financial statements.

STATEMENT OF NET POSITION
 PROPRIETARY FUND
 June 30, 2017

	Enterprise Fund
	Water and Sewer Fund
ASSETS	
Current assets:	
Cash and cash equivalents	\$ 2,845,529
Accounts receivable, net	342,381
Prepaid expenses	11,694
Restricted cash and cash equivalents	20,172
Total current assets	3,219,776
Capital assets:	
Land and other non-depreciable assets	146,035
Other capital assets, net of depreciation	8,213,551
Capital assets, net	8,359,586
Total assets	11,579,362
DEFERRED OUTFLOWS OF RESOURCES	
Pension deferrals	193,627
LIABILITIES	
Current liabilities:	
Accounts payable and accrued liabilities	103,141
Salaries and payroll taxes payable	24,659
Payable from restricted assets:	
Customer deposits	20,172
Accrued interest payable	3,832
Compensated absences, current	30,000
Bonds payable, current	162,000
Total current liabilities	343,804
Noncurrent liabilities:	
Compensated absences, net	4,882
Other postemployment benefits	155,941
Bonds payable, net	2,149,000
Net pension liability	229,524
Total noncurrent liabilities	2,539,347
Total liabilities	2,883,151
DEFERRED INFLOWS OF RESOURCES	
Pension deferrals	28,705
NET POSITION	
Net investment in capital assets	6,048,586
Unrestricted	2,812,547
Total net position	\$ 8,861,133

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
 PROPRIETARY FUND
 For the year ended June 30, 2017

	Enterprise Fund
	Water and Sewer Fund
OPERATING REVENUES	
Charges for services	\$ 1,782,296
Other operating revenues	159,020
Total operating revenues	1,941,316
OPERATING EXPENSES	
Administration	243,201
Water treatment and distribution	1,120,825
Depreciation	343,208
Total operating expenses	1,707,234
Operating income	234,082
NONOPERATING REVENUES (EXPENSES)	
Investment earnings	13,521
Interest expense	(50,477)
Total nonoperating revenue (expenses)	(36,956)
Change in net position	197,126
Net position, beginning of year as previously reported	8,565,805
Restatement (Notes 6 and 7)	98,202
Net position, beginning of year, as restated	8,664,007
Net position, end of year	\$ 8,861,133

STATEMENT OF CASH FLOWS
 PROPRIETARY FUND
 For the year ended June 30, 2017

	Enterprise Fund
	Water and Sewer Fund
Cash flows from operating activities:	
Cash received from customers	\$ 1,925,683
Cash paid for goods and services	(472,702)
Cash paid to or on behalf of employees for services	(844,724)
Net cash provided by operating activities	608,257
Cash flows from capital and related financing activities:	
Acquisition and construction of capital assets	(5,999)
Interest paid on bond maturities	(50,882)
Principal payments on debt	(159,000)
Net cash used by capital and related financing activities	(215,881)
Cash flows from investing activities:	
Interest earned	13,521
Net cash provided by investing activities	13,521
Net increase in cash and cash equivalents	405,897
Cash and cash equivalents, beginning of year	2,459,804
Cash and cash equivalents, end of year	\$ 2,865,701
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	\$ 234,082
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	343,208
Changes in assets, deferred outflows of resources, liabilities, and deferred inflows of resources:	
Increase in accounts receivable	(28,379)
Increase in deferred outflows of resources - pensions	(154,207)
Increase in net pension liability	179,223
Decrease in deferred inflows of resources - pensions	(11,858)
Increase in accounts payable and accrued liabilities	24,339
Increase in customer deposits	1,052
Increase in salaries and payroll taxes payable	2,175
Decrease in accrued compensated absences	(1,691)
Increase in other postemployment benefits	20,313
Total adjustments	374,175
Net cash provided by operating activities	\$ 608,257

TOWN OF WEAVERVILLE, NORTH CAROLINA
NOTES TO THE FINANCIAL STATEMENTS
For the year ended June 30, 2017

Note 1 – Summary of Significant Accounting Policies

The accounting policies of the Town of Weaverville and its discretely presented component unit conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant accounting policies:

A. Reporting Entity

The Town of Weaverville is a municipal corporation which is governed by an elected mayor and a five member council. As required by generally accepted accounting principles, these financial statements present the Town and its component unit, a legally separate entity for which the Town is financially accountable. The discretely presented component unit presented below is reported in a separate column in the Town's financial statements in order to emphasize that it is legally separate from the Town.

Town of Weaverville ABC Board

The members of the ABC Board's governing board are appointed by the Town. In addition, the ABC Board is required by State statute to distribute its surpluses to the General Fund of the Town. The ABC Board, which has a June 30 year-end, is presented as if it were a proprietary fund (discrete presentation). Complete financial statements for the ABC Board may be obtained from the entity's administrative offices at Town of Weaverville ABC Board, 7 Northridge Commons, Suite 101, Weaverville, NC 28787.

B. Basis of Presentation

Government-wide Statements: The statement of net position and the statement of activities display information about the primary government and its component unit. These statements include the financial activities of the overall government. Eliminations have been made to minimize the double counting of internal activities, however interfund services provided and used are not eliminated in the process of consolidation. These statements distinguish between the *governmental* and *business-type activities* of the Town. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

The statement of activities presents a comparison between direct expenses and program revenues for the different business-type activities of the Town and for each function of the Town's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Indirect expense allocations that have been made in the funds have been reversed for the statement of activities. Program revenues include (a) fees and charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

Fund Financial Statements: The fund financial statements provide information about the Town's funds. Separate statements for each fund category – *governmental and proprietary* – are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. As of June 30, 2017, the Town of Weaverville did not have any nonmajor funds.

Proprietary fund operating revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Non-operating revenues, such as subsidies, result from non-exchange transactions. Other non-operating revenues are ancillary activities such as investment earnings.

The Town reports the following major governmental fund:

General Fund – The General Fund is the general operating fund of the Town. The General Fund accounts for all financial resources except those that are required to be accounted for in another fund. The primary revenue sources are ad valorem taxes, state grants, and various other taxes and licenses. The primary expenditures are for public safety, street maintenance and construction, and sanitation services.

The Town reports the following major enterprise fund:

Water and Sewer Fund – This fund is used to account for the Town's water and sewer operations.

C. Measurement Focus and Basis of Accounting

In accordance with North Carolina General Statutes, all funds of the Town are maintained during the year using the modified accrual basis of accounting.

Government-wide and Proprietary Fund Financial Statements. The government-wide and proprietary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Nonexchange transactions, in which the Town gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Amounts reported as program revenues include: 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Town's enterprise funds are charges to customers for sales and services. The Town also recognizes as operating revenue the portion of tap

fees intended to recover the cost of connecting new customers to the water and sewer system. Operating expenses for the enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Governmental Fund Financial Statements. Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under capital leases are reported as other financing sources.

The Town considers all revenues available if they are collected within 90 days after year-end, except for property taxes. Ad valorem taxes receivable are not accrued as a revenue, because the amount is not susceptible to accrual. At June 30, taxes receivable for property other than motor vehicles are materially past due and are not considered to be an available resource to finance the operations of the current year. Also, as of September 1, 2013, State law altered the procedures for the assessment and collection of property taxes on registered motor vehicles in North Carolina. Effective with this change in the law, the State of North Carolina is responsible for billing and collecting the property taxes on registered motor vehicles on behalf of all municipalities and special tax districts. Property taxes are due when vehicles are registered. The billed taxes are applicable to the fiscal year in which they are received. Uncollected taxes that were billed in periods prior to September 1, 2013 and for limited registration plates are shown as a receivable in these financial statements and are offset by deferred inflows of resources.

Sales taxes and certain intergovernmental revenues, such as the beer and wine tax, collected and held by the State at year-end on behalf of the Town are recognized as revenue. Sales taxes are considered a shared revenue for the Town of Weaverville because the tax is levied by Buncombe County and then remitted to and distributed by the State. Most intergovernmental revenues and sales and services are not susceptible to accrual because generally they are not measurable until received in cash. Grant revenues which are unearned at year-end are recorded as unearned revenues.

D. Budgetary Data

The Town's budgets are adopted as required by the North Carolina General Statutes. An annual budget is adopted for the General Fund and the Enterprise Fund. All annual appropriations lapse at the fiscal-year end. All budgets are prepared using the modified accrual basis of accounting. Expenditures may not legally exceed appropriations at the departmental level for all annually budgeted funds. The Town Manager is authorized by the budget ordinance to transfer appropriations between departmental areas within a fund up to \$5,000 without limit and without approval by the governing board; however, any revisions that alter the total expenditures of any fund or that change departmental appropriations by more than \$5,000 must be approved by the governing board. During the year, several amendments to the original budget were necessary, the effects of which were not material. The budget ordinance must be adopted by July 1 of the fiscal year or the governing board must adopt an interim budget that covers that time until the annual ordinance can be adopted. Appropriations are adopted at the functional level.

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Fund Equity**1. Deposits and Investments**

All deposits of the Town and of the ABC Board are made in board-designated official depositories and are secured as required by State law [G.S. 159-31]. The Town and the ABC Board may designate, as an official depository, any bank or savings association whose principal office is located in North Carolina. Also, the Town and the ABC Board may establish time deposit accounts such as NOW and SuperNOW accounts, money market accounts, and certificates of deposit.

State law [G.S. 159-30(c)] authorizes the Town and the ABC Board to invest in obligations of the United States or obligations fully guaranteed both as to principal and interest by the United States; obligations of the State of North Carolina; bonds and notes of any North Carolina local government or public authority; obligations of certain non-guaranteed federal agencies; certain high quality issues of commercial paper and bankers' acceptances and the North Carolina Capital Management Trust (NCCMT). The NCCMT Government Portfolio, a SEC-registered (2a-7) external investment pool, is measured at amortized cost, which is the NCCMT's share price.

2. Cash and Cash Equivalents

The Town pools money from several funds to facilitate disbursement and investment and to maximize investment income. Therefore, all cash and investments are essentially demand deposits and are considered cash and cash equivalents. The ABC Board considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased to be cash and cash equivalents.

3. Restricted Assets

Customer deposits held by the Town before any services are supplied are restricted to the service for which the deposit was collected. Powell Bill funds are also classified as restricted cash because they can be expended only for the purpose of maintaining, repairing, constructing, reconstructing or widening of local streets per G.S. 136-41.1 through 136-41.4.

Restricted Cash

Governmental activities:

General Fund - Streets	\$ 2,051
General Fund - Developer Deposits	<u>51,500</u>
Total governmental activities	<u>53,551</u>

Business-type activities:

Water & Sewer Fund - Customer Deposits	<u>20,172</u>
Total business-type activities	<u>20,172</u>

Total Primary Government	<u><u>\$ 73,723</u></u>
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4. Ad Valorem Taxes Receivable

In accordance with State law [G.S. 105-347 and G.S. 159-13(a)], the Town levies ad valorem taxes on property other than motor vehicles on July 1st, the beginning of the fiscal year. The taxes are due on September 1st (lien date); however, interest does not accrue until

the following January 6th. These taxes are based on the assessed values as of January 1, 2016.

5. Allowances for Doubtful Accounts

All receivables that historically experience uncollectible accounts are shown net of an allowance for doubtful accounts. This amount is estimated by analyzing the percentage of receivables that were written off in prior years.

6. Inventories and Prepaid Items

Inventories of the ABC Board are valued at cost (first-in, first-out), which approximates market. The Town of Weaverville does not maintain an inventory of parts and supplies for the enterprise fund. The inventories of the ABC Board consist of materials and supplies held for subsequent sale. The cost of these inventories is expensed when sold rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items. The ABC Board expenses these items when used.

7. Capital Assets

Capital assets are defined by the government as assets with an initial, individual cost of more than a certain amount and an estimated useful life in excess of one year. Minimum capitalization costs are as follows: all land, regardless of value; improvements other than buildings, \$5,000; buildings, improvements, substations, lines, and other plant and distribution systems, \$20,000; furniture and equipment, \$5,000; vehicles, \$5,000; and infrastructure, \$100,000. Donated capital assets received prior to June 15, 2015 are recorded at their estimated fair value at the date of donation. Donated capital assets received after June 15, 2015 are recorded at acquisition value. All other purchased or constructed capital assets are reported at cost or estimated historical cost. General infrastructure assets acquired prior to July 1, 2003, consist of the road network and water and sewer system assets that were acquired prior to July 1, 1980, and are reported at estimated historical cost using deflated replacement cost. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Asset Class	Estimated Useful Lives
Infrastructure	50
Buildings	50
Land improvements	50
Vehicles	6 - 15
Furniture and equipment	5 - 10
Computer equipment	3

Property, plant, and equipment of the ABC Board are depreciated over their useful lives on a straight-line basis as follows:

Asset Class	Estimated Useful Lives
Buildings	25
Furniture and equipment	5 - 15
Computer equipment	5

8. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *Deferred Outflows of Resources*, represents a consumption of net position that applies to a future period and so will not be recognized as an expense or expenditure until then. As of June 30, 2017, the Town only has one item that meets this criterion, pension deferrals for the 2017 fiscal year. In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *Deferred Inflows of Resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as revenue until then. As of June 30, 2017, the Town has several items that meet the criterion for this category – prepaid taxes, property taxes receivable, and pension deferrals.

9. Long-Term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method that approximates the effective interest method. Bonds payable are reported net of the applicable bond premiums or discount. Bond issuance costs, except for prepaid insurance costs, are expensed in the reporting period in which they are incurred. Prepaid insurance costs are expensed over the life of the debt.

In fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

10. Compensated Absences

The vacation policy of the Town provides for the accumulation of up to thirty (30) days earned vacation leave with such leave being fully vested when earned. For the Town's government-wide and proprietary funds, an expense and a liability for compensated absences and the salary-related payments are recorded as the leave is earned. The Town has assumed a first-in, first-out method of using accumulated compensated time. The portion of that time that is estimated to be used in the next fiscal year has been designated as a current liability in the government-wide financial statements.

The Town's sick leave policy provides for an unlimited accumulation of earned sick leave. Sick leave does not vest, but any unused sick leave accumulated at the time of retirement may be used in the determination of length of service for retirement benefit purposes. Since the Town has no obligation for the accumulated sick leave until it is actually taken, no accrual for sick leave has been made.

11. Net Position/Fund Balances**Net Position**

Net position in government-wide and proprietary fund financial statements is classified as net investment in capital assets; restricted; and unrestricted. Restricted net position represents constraints on resources that are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through State statute.

Fund Balances

In the governmental fund financial statements, fund balance is composed of five classifications designed to disclose the hierarchy of constraints placed on how fund balance can be spent.

The governmental fund types classify fund balances as follows:

Nonspendable fund balance – This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Prepays – portion of fund balance that is not an available resources because it represents the year-end balance of prepaid items, which are not spendable resources.

Restricted fund balance – This classification includes amounts that are restricted to specific purposes externally imposed by creditors or imposed by law.

Restricted for stabilization by State statute – portion of fund balance that is restricted by State statute [G.S. 159-8(a)].

Restricted for streets – Powell Bill portion of fund balance that is restricted by revenue source for street construction and maintenance expenditures. This amount represents the balance of the total unexpended Powell Bill funds.

Committed fund balance – portion of fund balance that can only be used for specific purposes imposed by majority vote by quorum of the Town of Weaverville's governing body (highest level of decision-making authority.) The governing body can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Assigned fund balance – portion of fund balance that the Town of Weaverville intends to use for specific purposes.

Subsequent year's expenditures – portion of fund balance that is appropriated in the next year's budget that is not already classified in restricted or committed. The governing body approves the appropriation; however the budget ordinance authorizes the manager to modify the appropriation by resource or appropriation within funds up to \$5,000.

Unassigned fund balance – portion of total fund balance that has not been restricted, committed, or assigned to specific purposes or other funds. The General Fund is the only

fund that reports a positive unassigned fund balance amount.

The Town has not adopted a formal revenue spending policy that provides guidance for programs with multiple revenue sources; however, the Finance Officer will use resources in the following hierarchy: bond proceeds; federal funds; State funds; local non-town funds; town funds. For purposes of fund balance classification, expenditures are typically spent from restricted fund balance first, followed, in order, by committed fund balance, assigned fund balance and, lastly, unassigned fund balance. The Finance Officer has the authority to deviate from this if it is in the best interest of the Town.

The Town has adopted a minimum fund balance policy for the General Fund which instructs management to conduct the business of the Town in such a manner that available fund balance is at least equal to a minimum of 20%, with a target goal of 40%, of General Fund revenues.

F. Defined Benefit Cost-Sharing Plans

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Local Governmental Employees' Retirement System (LGERS) and additions to/deductions from LGERS' fiduciary net position have been determined on the same basis as they are reported by LGERS. For this purpose, plan member contributions are recognized in the period in which the contributions are due. The Town's employer contributions are recognized when due and the Town has a legal requirement to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of LGERS. Investments are reported at fair value.

G. Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Note 2 – Stewardship, Compliance, and Accountability

Noncompliance with N.C. General Statute

N.C. General Statute GS 159-28(a) requires that any contract or agreement requiring the payment of money include a certificate stating that the instrument has been preaudited. During the year ending June 30, 2017, the Town executed an employment contract that did not contain the required certificate.

Corrective action plan: The Town will affix the required certificate to all future contracts entered into by the Town that require the payment of money.

Note 3 – Detail Notes on All Funds

A. Assets

1. Deposits

All of the Town's and the ABC Board's deposits are insured or collateralized using one of two options. Under the Dedicated Method, all deposits over the federal depository insurance

coverage level are collateralized with securities held by the Town's or the ABC Board's agents in these units' names. Under the Pooling Method, which is a collateral pool, all uninsured deposits are collateralized with securities held by the State Treasurer's agent in the name of the State Treasurer. Since the State Treasurer is acting in a fiduciary capacity for the Town, these deposits are considered to be held by the Town's and the ABC Board's agents in their names.

The amount of the pledged collateral is based on an approved averaging method for non-interest bearing deposits and the actual current balance for interest bearing deposits. Depositories using the Pooling Method report to the State Treasurer the adequacy of their pooled collateral covering uninsured deposits. The State Treasurer does not confirm this information with the Town, the ABC Board, or the escrow agent. Because of the inability to measure the exact amount of collateral pledged for the Town and the ABC Board under the Pooling Method, the potential exists for under-collateralization, and this risk may increase in periods of high cash flows. However, the State Treasurer of North Carolina enforces strict standards of financial stability for each depository that collateralizes public deposits under the Pooling Method. The Town has deposits only in the Pooling Method depositories. The Town has no formal policy regarding custodial credit risk for deposits, but relies on the State Treasurer to enforce standards of minimum capitalization for all pooling method financial institutions and to monitor them for compliance. The Town complies with the provisions of G.S. 159-31 when designating official depositories and verifying that deposits are properly secured. The ABC Board has no formal policy regarding custodial credit risk for deposits.

At June 30, 2017, the Town's deposits had a carrying amount of \$4,038,410 and a bank balance of \$4,314,435. Of the bank balance, \$589,969 was covered by federal depository insurance and \$3,724,466 was covered by collateral held under the pooling method. At June 30, 2017, the Town's petty cash fund totaled \$350. The carrying amount of deposits for the ABC Board was \$421,047 and the bank balance was \$490,822. The ABC Board's petty cash fund totaled \$1,288. Of the bank balance, \$250,000 was covered by federal depository insurance and \$240,822 was covered by collateral held under the pooling method.

2. Investments

At June 30, 2017, the Town had \$4,630,590 invested with the North Carolina Capital Management Trust's Government Portfolio which carried a credit rating of AAAM by Standard and Poor's. The Town has no policy regarding credit risk.

3. Receivables – Allowances for Doubtful Accounts

The amount presented in the Balance Sheet and the Statement of Net Position for the year ended June 30, 2017 is net of the following allowances for doubtful accounts:

Funds

General Fund - Taxes Receivable	\$ 10,114
Enterprise Fund - Uncollectible Accounts	14,177
Total	<u>\$ 24,291</u>

4. Capital Assets**Primary Government**

Capital asset activity for the Primary Government for the year ended June 30, 2017 was as follows:

	Beginning Balances	Increases	Decreases	Ending Balances
Governmental activities:				
Capital assets not being depreciated:				
Land	\$ 1,032,109	\$ -	\$ -	\$ 1,032,109
Total capital assets not being depreciated	<u>1,032,109</u>	<u>-</u>	<u>-</u>	<u>1,032,109</u>
Capital assets being depreciated:				
Buildings	6,024,793	-	-	6,024,793
Land improvements	477,107	6,939	-	484,046
Furniture, equipment, and vehicles	5,623,125	303,028	21,918	5,904,235
Infrastructure	2,299,116	240,000	-	2,539,116
Total capital assets being depreciated	<u>14,424,141</u>	<u>549,967</u>	<u>21,918</u>	<u>14,952,190</u>
Less accumulated depreciation for:				
Buildings	1,396,585	120,410	-	1,516,995
Land improvements	97,286	19,007	-	116,293
Furniture, equipment, and vehicles	3,715,529	481,926	21,918	4,175,537
Infrastructure	350,220	49,623	-	399,843
Total accumulated depreciation	<u>5,559,620</u>	<u>670,966</u>	<u>21,918</u>	<u>6,208,668</u>
Total capital assets being depreciated, net	<u>8,864,521</u>			<u>8,743,522</u>
Governmental activities capital assets, net	<u>\$ 9,896,630</u>			<u>\$ 9,775,631</u>

Depreciation expense was charged to functions/programs of the primary government as follows:

General government	\$ 56,462
Public safety	427,074
Transportation	90,886
Environmental protection	75,167
Cultural and recreational	21,377
Total depreciation expense	<u>\$ 670,966</u>

	Beginning Balances	Increases	Decreases	Ending Balances
Business-type activities:				
<i>Water and Sewer Fund</i>				
Capital assets not being depreciated:				
Land	\$ 146,035	\$ -	\$ -	\$ 146,035
Total capital assets not being depreciated	146,035	-	-	146,035
Capital assets being depreciated:				
Plant and distribution systems	13,861,192	-	-	13,861,192
Furniture, equipment, and vehicles	1,103,037	5,999	-	1,109,036
Total capital assets being depreciated	14,964,229	5,999	-	14,970,228
Less accumulated depreciation for:				
Plant and distribution systems	5,451,978	290,990	-	5,742,968
Furniture, equipment, and vehicles	961,491	52,218	-	1,013,709
Total accumulated depreciation	6,413,469	343,208	-	6,756,677
Total capital assets being depreciated, net	8,550,760			8,213,551
Business-type activities capital assets, net	\$ 8,696,795			\$ 8,359,586

Discretely presented component unit

Activity for the ABC Board for the year ended June 30, 2017, was as follows:

	Beginning Balances	Increases	Decreases	Ending Balances
Capital assets being depreciated:				
Building	\$ 1,479,898	\$ -	\$ -	\$ 1,479,898
Equipment and furniture	98,681	-	-	98,681
Computer equipment	30,398	-	-	30,398
Total capital assets being depreciated	1,608,977	-	-	1,608,977
Less accumulated depreciation for:				
Building	399,573	59,196	-	458,769
Equipment and furniture	51,608	9,760	-	61,368
Computer equipment	9,314	5,518	-	14,832
Total accumulated depreciation	460,495	74,474	-	534,969
Total capital assets being depreciated, net	\$ 1,148,482			\$ 1,074,008

B. Liabilities**1. Pension Plan and Postemployment Obligations****a. Local Governmental Employees' Retirement System**

1. Plan Description

The Town of Weaverville is a participating employer in the statewide Local Governmental Employees' Retirement System (LGERS), a cost-sharing multiple-employer defined benefit pension plan administered by the State of North Carolina. LGERS membership is comprised of general employees and local law enforcement officers (LEOs) of participating local governmental entities. Article 3 of G.S. Chapter 128 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. Management of the plan is vested in the LGERS Board of Trustees, which consists of 13 members – nine appointed by the Governor, one appointed by the State Senate, one appointed by the State House of Representatives, and the State Treasurer and State Superintendent, who serve as ex-officio members. The Local Governmental Employees' Retirement System is included in the Comprehensive Annual Financial Report (CAFR) for the State of North Carolina. The State's CAFR includes financial statements and required supplementary information for LGERS. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410, by calling (919) 981-5454, or at www.osc.nc.gov.

2. Benefits Provided

LGERS provides retirement and survivor benefits. Retirement benefits are determined as 1.85% of the member's average final compensation times the member's years of creditable service. A member's average final compensation is calculated as the average of a member's four highest consecutive years of compensation. Plan members are eligible to retire with full retirement benefits at age 65 with five years of creditable service, at age 60 with 25 years of creditable service, or at any age with 30 years of creditable service. Plan members are eligible to retire with partial retirement benefits at age 50 with 20 years of creditable service or at age 60 with five years of creditable service (age 55 for firefighters). Survivor benefits are available to eligible beneficiaries of members who die while in active service or within 180 days of their last day of service and who have either completed 20 years of creditable service regardless of age (15 years of creditable service for firefighters and rescue squad members who are killed in the line of duty) or have completed five years of service and have reached age 60. Eligible beneficiaries may elect to receive a monthly Survivor's Alternate Benefit for life or a return of the member's contributions. The plan does not provide for automatic post-retirement benefit increases. Increases are contingent upon actuarial gains of the plan.

LGERS plan members who are LEOs are eligible to retire with full retirement benefits at age 55 with five years of creditable service as an officer, or at any age with 30 years of creditable service. LEO plan members are eligible to retire with partial retirement benefits at age 50 with 15 years of creditable service as an officer. Survivor benefits are available to eligible beneficiaries of LEO members who die while in active service or within 180 days of their last day of service and who also have either completed 20 years of creditable service regardless of age, or have completed 15 years of service as a LEO and have reached age 50, or have completed five years of creditable service as a LEO and have reached age 55, or have completed 15 years of creditable service as a LEO if killed in the line of duty. Eligible beneficiaries may elect to receive a monthly Survivor's Alternate Benefit for life or a return of the member's contributions.

3. Contributions

Contribution provisions are established by General Statute 128-30 and may be amended only by the North Carolina General Assembly. Town of Weaverville employees are required to contribute 6% of their compensation. Employer contributions are actuarially determined and set annually by the LGERS Board of Trustees. The Town of Weaverville's contractually required contribution rate for the year ended June 30, 2017, was 8.00% of compensation for law enforcement officers and 7.25% for general employees and firefighters, actuarially determined as an amount that, when combined with employee contributions, is expected to finance the costs of benefits earned by employees during the year. Contributions to the pension plan from the Town of Weaverville were \$240,416 for the year ended June 30, 2017.

4. Refunds of Contributions

Town employees who have terminated service as a contributing member of LGERS, may file an application for a refund of their contributions. By state law, refunds to members with at least five years of service include 4% interest. State law requires a 60 day waiting period after service termination before the refund may be paid. The acceptance of a refund payment cancels the individual's right to employer contributions or any other benefit provided by LGERS.

5. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2017, the Town reported liability of \$1,181,716 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2016. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2015. The total pension liability was then rolled forward to the measurement date of June 30, 2016 utilizing update procedures incorporating the actuarial assumptions. The Town's proportion of the net pension liability was based on a projection of the Town's long-term share of future payroll covered by the pension plan, relative to the projected future payroll covered by the pension plan of all participating LGERS employers, actuarially determined. At June 30, 2016, the Town's proportion was 0.05568%, which was a decrease of .00688% from its proportion measured as of June 30, 2015.

For the year ended June 30, 2017, the Town recognized pension expense of \$285,880. At June 30, 2017, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 22,202	\$ 41,409
Changes of assumptions	80,937	-
Net difference between projected and actual earnings on pension plan investments	653,340	-
Changes in proportion and differences between Town contributions and proportionate share of contributions	-	106,380
Town contributions subsequent to the measurement date	240,416	-
Total	<u>\$ 996,895</u>	<u>\$ 147,789</u>

\$240,416 reported as deferred outflows of resources related to pensions resulting from Town contributions subsequent to the measurement date will be recognized as an increase of the net pension asset in the year ended June 30, 2018. Other amounts reported as deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended June 30:

2018	\$	72,858
2019		73,038
2020		285,986
2021		176,808
2022		-
Thereafter		-
	<u>\$</u>	<u>608,690</u>

6. Actuarial Assumptions

The total pension liability in the December 31, 2015 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.0 percent
Salary increases	3.50 to 7.75 percent, including inflation and productivity factor
Investment rate of return	7.25 percent, net of pension plan investment expense, including inflation

The plan currently uses mortality tables that vary by age, gender, employee group (i.e. general, law enforcement officer) and health status (i.e. disabled and healthy). The current mortality rates are based on published tables and based on studies that cover significant portions of the U.S. population. The healthy mortality rates also contain a provision to reflect future mortality improvements.

The actuarial assumptions used in the December 31, 2015 valuation were based on the results of an actuarial experience study for the period January 1, 2010 through December 31, 2014.

Future ad hoc COLA amounts are not considered to be substantively automatic and are therefore not included in the measurement.

The projected long-term investment returns inflation assumptions are developed through review of current and historical capital markets data, sell-side investment research, consultant whitepapers, and historical performance of investment strategies. Fixed income return projections reflect current yields across the U.S. Treasury yield curve and market expectations of forward yields projected and interpolated for multiple tenors and over multiple year horizons. Global public equity return projections are established through analysis of the equity risk premium and the fixed income return projections. Other asset categories and strategies' return projections reflect the foregoing and historical data analysis. These projections are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rate of return for each major asset class as of June 30, 2016 and summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Fixed Income	29.0%	1.4%
Global Equity	42.0%	5.3%
Real Estate	8.0%	4.3%
Alternatives	8.0%	8.9%
Credit	7.0%	6.0%
Inflation Protection	6.0%	4.0%
Total	<u>100%</u>	

The information above is based on 30 year expectations developed with the consulting actuary for the 2016 asset liability and investment policy study for the North Carolina Retirement Systems, including LGERS. The long-term nominal rates of return underlying the real rates of return are arithmetic annualized figures. The real rates of return are calculated from nominal rates by multiplicatively subtracting a long-term inflation assumption of 3.00%. All rates of return and inflation are annualized.

7. Discount rate

The discount rate used to measure the total pension liability was 7.25%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of the current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

8. Sensitivity of the Town's proportionate share of the net pension liability to changes in the discount rate

The following presents the Town's proportionate share of the net pension liability calculated using the discount rate of 7.25 percent, as well as what the Town's proportionate share of the net pension asset or net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.25 percent) or one percentage point higher (8.25 percent) than the current rate:

	<u>1% Decrease (6.25%)</u>	<u>Discount Rate (7.25%)</u>	<u>1% Increase (8.25%)</u>
Town's proportionate share of the net pension liability (asset)	\$ 2,804,764	\$ 1,181,716	\$ (173,974)

9. Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in the separately issued Comprehensive Annual Financial Report (CAFR) for the State of North Carolina.

b. Law Enforcement Officers' Special Separation Allowance

1. Plan Description

The Town of Weaverville administers a public employee retirement system (the Separation Allowance), a single-employer defined benefit pension plan that provides retirement benefits to the Town's qualified sworn law enforcement officers under the age of 62 who have completed at least 30 years of creditable service or have attained 55 years of age and have completed five or more years of creditable service. The Separation Allowance is equal to 0.85 percent of the annual equivalent of the base rate of compensation most recently applicable to the officer for each year of creditable service. The retirement benefits are not subject to any increases in salary or retirement allowances that may be authorized by the General Assembly. Article 12D of G.S. Chapter 143 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly.

All full-time Town law enforcement officers are covered by the Separation Allowance. At the valuation date of December 31, 2015, the Separation Allowance's membership consisted of:

Retirees receiving benefits	-
Terminated plan members entitled to but not yet receiving benefits	-
Active plan members	<u>14</u>
Total	<u>14</u>

2. Summary of Significant Accounting Policies

Basis of Accounting. The Town has chosen to fund the Separation Allowance on a pay as you go basis. Pension expenditures are made from the General Fund, which is maintained on the modified accrual basis of accounting. Benefits are recognized when due and payable in accordance with the terms of the plan.

The Separation Allowance has no assets accumulated in a trust that meets the criteria which are outlined in GASB Statement 73.

3. Actuarial Assumptions

The entry age actuarial cost method was used in the December 31, 2015 valuation. The total pension liability in the December 31, 2015 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.0 percent
Salary increases	3.50 to 7.35 percent, including inflation and productivity factor
Discount rate	3.86 percent

The discount rate is based on the yield of the S&P Municipal Bond 20 Year High Grade Rate Index as of December 31, 2016.

Mortality rates are based on the RP-2000 Mortality tables with adjustments for mortality improvements based on Scale AA.

4. Contributions.

The Town is required by Article 12D of G.S. Chapter 143 to provide these retirement benefits and has chosen to fund the amounts necessary to cover the benefits earned on a pay as you go basis through appropriations made in the General Fund operating budget. There were no contributions made by employees. The Town's obligation to contribute to this plan is established and may be amended by the North Carolina General Assembly. The Town paid \$8,959 as benefits came due during the reporting period.

5. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2017, the Town reported a total pension liability of \$445,528. The total pension liability was measured as of December 31, 2016 based on a December 31, 2015 actuarial valuation. The total pension liability was then rolled forward to the measurement date of December 31, 2016 utilizing update procedures incorporating the actuarial assumptions. For the year ended June 30, 2017, the Town recognized pension expense of \$34,359.

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ -
Changes of assumptions and other inputs	-	9,307
Benefit payments subsequent to the measurement date	8,959	-
Total	<u>\$ 8,959</u>	<u>\$ 9,307</u>

\$8,959 reported as deferred outflows of resources related to pensions resulting from benefit payments made subsequent to the measurement date will be recognized as a decrease of the total pension liability in the year ended June 30, 2018. Other amounts reported as deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended June 30:

<u>Year ended June 30:</u>	
2018	\$ (1,569)
2019	(1,569)
2020	(1,569)
2021	(1,569)
2022	(1,569)
Thereafter	(1,462)
	<u>\$ (9,307)</u>

\$8,959 paid as benefits came due subsequent to the measurement date are reported as deferred outflows of resources.

Sensitivity of the Town's total pension liability to changes in the discount rate. The following presents the Town's total pension liability calculated using the discount rate of 3.86 percent, as well as what the Town's total pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.86 percent) or 1-percentage-point higher (4.86 percent) than the current rate:

	1% Decrease <u>(2.86%)</u>	Discount Rate <u>(3.86%)</u>	1% Increase <u>(4.86%)</u>
Total pension liability	\$ 484,237	\$ 445,528	\$ 410,134

**Schedule of Changes in Total Pension Liability
Law Enforcement Officers' Special Separation Allowance**

	<u>2017</u>
Beginning balance	\$ 429,610
Service cost	20,576
Interest on the total pension liability	15,177
Changes of benefit terms	-
Differences between expected and actual experience in the measurement of total pension liability	-
Change of assumptions or other inputs	(10,876)
Benefit payments	(8,959)
Other changes	-
Ending balance of the total pension liability	<u>\$ 445,528</u>

The plan currently uses mortality tables that vary by age, and health status (i.e. disabled and healthy). The current mortality rates are based on published tables and based on studies that cover significant portions of the U.S. population. The healthy mortality rates also contain a provision to reflect future mortality improvements.

The actuarial assumptions used in the December 31, 2015 valuation were based on the results of an actuarial experience study for the period January 1, 2010 through December 31, 2014.

c. Supplemental Retirement Income Plan for Law Enforcement Officers and General Employees

1. Plan Description

The Town contributes to the Supplemental Retirement Income Plan (the Plan), a defined contribution pension plan administered by the Department of State Treasurer and a Board of Trustees. The Plan provides retirement benefits to law enforcement officers and general employees employed by the Town. Article 5 of G.S. Chapter 135 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. The Supplemental Retirement Income Plan for Law Enforcement Officers is included in the Comprehensive Annual Financial Report (CAFR) for the State of North Carolina. The State's CAFR includes the pension trust fund financial statements for the Internal Revenue Code Section 401(k) plan that includes the Supplemental Retirement Income Plan for Law Enforcement Officers. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410, or by calling (919) 981-5454.

2. Funding Policy

Article 12E of G.S. Chapter 143 requires the Town to contribute each month an amount equal to five percent of each law enforcement officer's salary, and all amounts contributed are vested immediately. Also, the law enforcement officers and general employees may make voluntary contributions to the plan for which the town will provide matching contributions up to six percent of each employee's salary.

The Town made contributions of \$143,379 for the reporting year. No amounts were forfeited.

d. Other Postemployment Benefits

Healthcare Benefits

1. Plan Description

Under the terms of a Town resolution, the Town administers a single-employer defined benefit Healthcare Benefits Plan (the HCB Plan). As of February 17, 2003, this plan provides postemployment benefits to retirees of the Town, provided they are eligible for unreduced benefits in the North Carolina Local Governmental Employees' Retirement System and have at least twenty years of creditable service with the Town. The Town pays for the retiree's group health insurance coverage through private insurers at the same percentage as current full-time employees until one of the following takes place: (1) The retiree is eligible for Medicare or Medicaid, or (2) the retiree goes to work where coverage is otherwise offered and available. Also, the Town's retirees can purchase coverage for their dependents at the Town's group rates.

The Town Council may amend the benefit provisions. A separate report was not issued for the plan.

Membership of the HCB Plan consisted of the following at June 30, 2016, the date of the latest actuarial valuation:

	General Employees:	Law Enforcement Officers:
Retirees receiving benefits	2	-
Terminated plan members entitled to but not receiving benefits	-	-
Active plan members	<u>46</u>	<u>14</u>
Total	<u><u>48</u></u>	<u><u>14</u></u>

2. Funding Policy

The Town pays the full cost of coverage for the healthcare benefits paid to qualified retirees under a Town resolution that can be amended by Town Council. The Town has chosen to fund the healthcare benefits on a pay as you go basis.

The current annual required contribution (ARC) rate is 3.55% of annual covered payroll. The Town obtains healthcare coverage through private insurers. The Town's obligation to contribute to the HCB Plan is established and may be amended by the Town Council.

Contributions to the HCB Plan for the year ended June 30, 2017 were \$17,136.

3. Summary of Significant Accounting Policies

Postemployment expenditures are made from the General Fund, which is maintained on the modified accrual basis of accounting. No funds are set aside to pay benefits and administration costs. These expenditures are paid as they come due.

4. Annual OPEB Cost and Net OPEB Obligation

The Town's annual OPEB cost (expense) is calculated based on the ARC, an amount actuarially determined in accordance with the parameters of GASB Statement 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and amortize any unfunded actuarial liabilities (or funding excess) over a period not to exceed thirty years. The following table shows the components of the Town's annual OPEB cost for the year, the amount actually contributed to the plan, and changes in the Town's net OPEB obligation for the healthcare benefits:

Annual required contribution	\$ 103,013
Interest on net OPEB obligation	28,546
Adjustment to annual required contribution	<u>(27,270)</u>
Annual OPEB cost (expense)	104,289
Contributions made	<u>(17,136)</u>
Increase in net OPEB obligation	87,153
Net OPEB obligation, beginning of year	<u>713,639</u>
Net OPEB obligation, end of year	<u>\$ 800,792</u>

The Town's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation as of June 30, 2017 were as follows:

Fiscal Year Ended	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
6/30/2015	\$ 98,067	14.0%	\$ 625,677
6/30/2016	98,216	10.4	713,639
6/30/2017	104,289	16.4	800,792

5. Funded Status and Funding Progress

As of June 30, 2016, the most recent actuarial valuation date, the plan was not funded. The actuarial accrued liability for benefits and, thus, the unfunded actuarial accrued liability (UAAL) was \$901,377. The covered payroll (annual payroll of active employees covered by the plan) was \$2,903,226, and the ratio of the UAAL to the covered payroll was 31.0%. Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and healthcare trends. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information following the notes to the financial statements, presents multiyear trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

6. Actuarial Methods and Assumptions

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and the plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members at that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value assets, consistent with the long-term perspective of the calculations.

In the June 30, 2016, actuarial valuation, the projected unit credit actuarial cost method was used. The actuarial assumptions included a 4% investment rate of return (net of administrative expenses), which is the expected long-term investment returns on the employer's own investments calculated based on the funded level of the plan at the valuation date, and an annual medical cost trend increase of 7.75 % to 5.00% annually. The investment rate included a 3% inflation assumption. The actuarial value of assets, if any, was determined using techniques that spread the effects of short-term volatility in the market value of investments over a 5 year period. The UAAL is being amortized as a level percentage of projected payroll on a closed basis. The remaining amortization period at June 30, 2016, was 30 years.

e. Other Employment Benefits

The Town has elected to provide death benefits to employees through the Death Benefit Plan for members of the Local Governmental Employees' Retirement System (Death Benefit Plan), a multiple-employer, State-administered, cost-sharing plan funded on a one-year term cost basis. The beneficiaries of those employees who die in active service after one year of contributing membership in the System, or who die within 180 days after retirement or termination of service and have at least one year of contributing membership service in the System at the time of death are eligible for death benefits. Lump sum death benefit payments to beneficiaries are equal to the employee's 12 highest months' salary in a row during the 24 months prior to the employee's death, but the benefit may not exceed \$50,000 or be less than \$25,000. Because all death benefit payments are made from the Death Benefit Plan and not by the Town, the Town does not determine the number of eligible participants. The Town has no liability beyond the payment of monthly contributions. The contributions to the Death Benefit Plan cannot be separated between the post-employment benefit amount and the other benefit amount. Contributions are determined as a percentage of monthly payroll based upon rates established annually by the State. Separate rates are set for employees not engaged in law enforcement and for law enforcement officers. The Town considers these contributions to be immaterial.

2. Deferred Outflows and Inflows of Resources

The Town has several deferred outflows of resources. Deferred outflows of resources comprises the following:

Source	Amount
Contributions to the pension plan in the current fiscal year	\$ 240,416
Benefit payments made for LEOSSA	8,959
Differences between expected and actual experience (pension)	653,340
Changes in assumptions (pension)	80,937
Net differences between projected and actual (pension)	22,202

Deferred inflows of resources at year-end comprises the following:

Source	Statement of Net Position	General Fund Balance Sheet
Prepaid taxes (General Fund)	\$ 1,200	\$ 1,200
Taxes receivable, less penalties (General Fund)	-	4,543
Differences between expected and actual experience (pension)	41,409	-
Changes in proportion and differences between employer contributions and proportionate share of contributions (pension)	106,380	-
Changes of assumptions and other inputs (LEOSSA)	9,307	-
	\$ 158,296	\$ 5,743

3. Risk Management

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Town participates in two self-funded risk financing pools administered by the North Carolina League of Municipalities. Through these pools, the Town obtains general liability and auto liability coverage of \$1 million per occurrence, property coverage up to the total insurance values of the property and workers' compensation coverage up to statutory limits. The liability and property exposures are reinsured through commercial carriers for claims in excess of retentions as selected by the Board of Trustees each year. Specific information on the limits of the reinsurance, excess and stop loss policies purchased by the Board of Trustees can be obtained by contacting the Risk Management Services Department of the NC League of Municipalities. The pools are audited annually by certified public accountants, and the audited financial statements are available to the Town upon request.

The Town carries commercial insurance for risks of loss. Settled claims resulting from these risks have not exceeded coverage in any of the past three fiscal years and there have been no significant reductions in insurance coverage in the prior year. The Town does not carry flood insurance.

In accordance with G.S. 159-29, the Town's employees that have access to \$100 or more at any given time of the Town's funds are performance bonded through a commercial surety bond. The finance officer and tax collector are individually bonded for \$250,000 each. The remaining employees that have access to funds are bonded under a blanket bond for \$250,000.

The Weaverville ABC Board is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omission; injuries to employees; and natural disasters. The ABC Board has commercial property, general liability, auto liability, workmen's compensation and employee health coverage. The Board also has liquor legal liability insurance. There have been no significant reductions in insurance coverage from the prior year and settled claims have not exceeded coverage in any of the past three fiscal years. In accordance with G.S. 18B-700(i), each board member and the employees designated by the general manager and finance officer are bonded by a corporate surety in the amount of \$50,000.

4. Long-Term Obligations**a. Installment Purchase**

In June 2006, the Town entered into an installment purchase contract in the amount of \$3,551,000 to finance the construction of a fire department facility. The contract required semi-annual principal payments of \$118,367 beginning in December 2008, with interest at 4.06%, and was being paid by the General Fund. On June 7, 2013, the Town entered into a refinancing agreement. The refinancing contract requires semi-annual principal payments of \$118,367 beginning in December 2013 with interest at 2.06% and is being paid by the General Fund. The balance on this installment purchase contract at June 30, 2017 was \$946,886.

In August 2008, the Town entered into an installment purchase contract with a financial institution in the amount of \$1,360,000 to finance the purchase of several fire trucks. The contract required semi-annual principal payments beginning with a fixed \$68,000 principal payment as of August 2008 and initial payment following in February 2009, with interest at 3.66%, and was being paid by the General Fund. On August 8, 2013, the Town entered into a refinancing agreement. The refinancing contract requires semi-annual principal plus interest payments of \$74,706 beginning in February 2014 including interest at 2.45% and is being paid by the General Fund. The balance on this installment purchase contract as of June 30, 2017 was \$218,896.

In September 2014, the Town entered into an installment purchase contract with a financial institution in the amount of \$692,000 to finance the purchase of several fire trucks. The contract required annual principal payments beginning with a \$220,000 principal payment as of September 2014 and then an initial fixed \$53,541 principal payment following in September 2015, with interest at 2.36%, and is being paid by the General Fund. The balance on this installment purchase contract as of June 30, 2017 was \$386,196.

Annual debt service payments of the installment purchases as of June 30, 2017, including \$91,224 of interest, are as follows:

Year ending June 30	Governmental Activities	
	Principal	Interest
2018	\$ 426,094	\$ 31,881
2019	356,171	22,221
2020	283,282	15,527
2021	284,331	9,552
2022	48,771	4,770
2023-2025	153,329	7,293
	<u>\$ 1,551,978</u>	<u>\$ 91,244</u>

b. General Obligation Indebtedness

General obligation bonds issued to finance the construction of facilities utilized in the operations of the water system and which are being retired by its resources are reported as long-term debt in the Water and Sewer Fund. All general obligation bonds are collateralized by the full faith, credit, and taxing power of the Town. Principal and interest requirements are appropriated when due.

In 2016, the Town refunded the remaining balance of its Series 2005 Water Refunding Bonds, which were payable semiannually until 2030 at an interest rate of 3%. The refunding reduces the interest rate to 2.06%, for an overall savings of \$369,377 in interest payments over the period of repayment. The present value of these savings is approximately \$318,000.

Bonds payable at June 30, 2017 are comprised of the following individual issue:

General Obligation Bonds

Serviced by the Water and Sewer Fund:

Water Refunding Bonds, 2016,
\$2,480,000 issue, interest at 2.06%
payable semiannually due
serially to 2030

\$ 2,311,000

Annual debt service requirements to maturity for long-term obligations are as follows:

Year ending June 30	Business-type Activities	
	Principal	Interest
2018	\$ 162,000	\$ 47,607
2019	160,000	44,269
2020	163,000	40,973
2021	166,000	37,616
2022	174,000	34,196
2023-2027	921,000	116,040
2028-2030	565,000	23,093
	<u>\$ 2,311,000</u>	<u>\$ 343,794</u>

At June 30, 2017, the Town of Weaverville had a legal debt margin of approximately \$50,000,000.

c. Discretely Presented Component Unit

In April 2009, the ABC Board entered into a \$1,500,000 note payable to a banking institution for the purpose of financing the ABC Board's acquisition and construction of the facilities in which it operates. The financing agreement required one interest only payment of \$73,500 beginning in the fiscal year 2010, followed by 19 annual principal and interest payments of \$123,007 with interest of 4.89%. On October 17, 2013, the ABC Board entered into a modification of the loan terms to require quarterly payments instead of annual. No other terms of the loan changed. The required quarterly payment is \$31,038. The loan matures in April 2029. The note payable is collateralized by all real and personal property of the ABC Board. The balance of the loan as of June 30, 2017 was \$1,121,975.

During the year ended June 30, 2010, the ABC Board entered into a loan with a banking institution in the amount of \$50,000. Loan payments commenced with interest only payments at 5.39% beginning in April 2010. Annual principal and interest payments of \$4,270 commenced in April 2011. On October 17, 2013, the ABC Board entered into a modification of the loan terms to require quarterly payments instead of annual. No other terms of the loan changed. The required quarterly payment is \$1,076. The loan matures in April 2029. The balance of this loan as of June 30, 2017 was \$37,841.

Interest expense for the year ended June 30, 2017 was \$58,368.

Annual debt service payments of the notes payable of the ABC Board as of June 30, 2017, including \$381,646 of interest, are as follows:

Year ending June 30	Discretely-Presented Component Unit	
	Principal	Interest
2018	\$ 72,878	\$ 55,577
2019	76,520	51,936
2020	80,343	48,112
2021	84,358	44,097
2022	88,573	39,882
2023-2027	513,855	128,421
2028-2029	243,289	13,621
	<u>\$ 1,159,816</u>	<u>\$ 381,646</u>

d. Changes in Long-Term Liabilities

The following is a summary of changes in the Town's long-term obligations for the year ended June 30, 2017:

	Balance			Balance July 1, 2017	Current Portion
	July 1, 2016 (as restated)	Increase	Decrease		
Governmental Activities:					
Installment purchases	\$ 1,973,610	\$ -	\$ 421,632	\$ 1,551,978	\$ 426,094
Total pension liability (LEOSSA)	429,610	15,918	-	445,528	-
Net pension liability (LGERS)	230,466	721,726	-	952,192	-
Other postemployment benefits	578,011	66,840	-	644,851	-
Compensated absences	168,998	155,354	140,452	183,900	140,452
Governmental activity long-term liabilities	<u>\$ 3,380,695</u>	<u>\$ 959,838</u>	<u>\$ 562,084</u>	<u>\$ 3,778,449</u>	<u>\$ 566,546</u>
Business-type Activities:					
General obligation bonds	\$ 2,470,000	\$ -	\$ 159,000	\$ 2,311,000	\$ 162,000
Net pension liability (LGERS)	50,301	179,223	-	229,524	-
Other postemployment benefits	135,628	20,313	-	155,941	-
Compensated absences	36,573	35,131	36,822	34,882	30,000
Business-type activity long-term liabilities	<u>\$ 2,692,502</u>	<u>\$ 234,667</u>	<u>\$ 195,822</u>	<u>\$ 2,731,347</u>	<u>\$ 192,000</u>

Compensated absences for governmental activities have typically been liquidated in the General Fund.

C. Net Investment in Capital Assets

The following schedule provides a calculation of net investment in capital assets:

	<u>Governmental</u>	<u>Business-type</u>
Capital assets	\$ 9,775,631	\$ 8,359,586
Less: Long-term debt	<u>1,551,978</u>	<u>2,311,000</u>
Net investment in capital assets	<u>\$ 8,223,653</u>	<u>\$ 6,048,586</u>

D. Fund Balance

The following schedule provides management and citizens with information on the portion of General fund balance that is available for appropriation:

Total fund balance - General Fund	\$ 6,288,885
Less:	
Nonspendable items:	
Prepays	47,577
Restricted for:	
Stabilization by state statute	649,685
Streets - Powell Bill	2,051
Assigned:	
Appropriated fund balance in 2018 budget	323,600
Unassigned:	
Working capital/fund balance policy - minimum	<u>1,274,320</u>
Remaining fund balance	<u>\$ 3,991,652</u>

The Town has adopted a minimum fund balance policy for the General Fund which instructs management to conduct the business of the Town in such a manner that available fund balance is at least equal to a minimum of 20% with a target goal of 40% of General Fund revenues.

Note 4 – Joint Ventures

The Town and the members of the Town's fire department each appoint two members to the five-member local board of trustees for the Firefighter's Relief Fund. The State Insurance Commissioner appoints one additional member to the local board of trustees. The Firefighter's Relief Fund is funded by a portion of the fire and lightning insurance premiums which insurers remit to the State. The State passes these monies to the local board of the Firefighter's Relief Fund. The funds are used to assist firefighters in various ways. The Town obtains an ongoing financial benefit from the Fund for the on-behalf of payments for salaries and fringe benefits made to members of the Town's fire department by the board of trustees. During the fiscal year ended June 30, 2017, the Town reported no revenues and expenditures made through the Fireman's Relief Fund. The participating governments do not have any equity interest in the joint venture, so no equity has been reflected in the financial statements at June 30, 2017. The Firefighter's Relief Fund does not issue separate audited financial statements. Instead, the local board of trustees files an annual financial report with the State Firefighter's Association. This report can be obtained from the Association at 323 West Jones Street, Suite 401, Raleigh, North Carolina 27603.

Note 5 – Jointly Governed Organization

The Town, in conjunction with various other municipalities, participates in the Metropolitan Sewerage District. The participating governments established the District to provide sewerage services to the residents of participant communities. The Town appoints one member to the District's governing board. The Town collected and remitted to the District fees of \$878,486 during the fiscal year ended June 30, 2017. The Town's income for these collections totaled \$49,867.

Note 6 – Change in Accounting Principles/Restatement

The Town implemented Governmental Accounting Standards Board (GASB) No. Statement 73, *Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68*, in the fiscal year ending June 30, 2017. The implementation of the statement required the Town to record beginning total pension liability and the effects on net position of benefit payments and administrative expenses paid by the Town to the Law Enforcement Officers' Special Separation Allowance during the measurement period (fiscal year ending December 31, 2016). As a result, net position for the governmental activities decreased \$161,191.

During the fiscal year ended June 30, 2017, the Town revised its policies for recognizing revenue in the Water & Sewer Fund. Specifically, the Town adopted a policy of recognizing unbilled revenue related to June water usage that is billed in the following fiscal year. An adjustment to beginning net position was recorded to account for the beginning unbilled revenue as of July 1, 2016, which resulted in an increase in net position of \$86,500.

Note 7 – Prior Period Adjustment

During the fiscal year ended June 30, 2017, the Town determined that advance payments for health insurance had been reported in prior years as current year expenditures rather than prepayments. An adjustment to beginning fund balance has been recorded to account for these prepaid expenses, which increased beginning fund balance and net position in the general fund by \$47,577. Net position in the Water & Sewer Fund increased by \$11,702.

REQUIRED SUPPLEMENTAL FINANCIAL DATA

TOWN OF WEAVERVILLE, NORTH CAROLINA

**LAW ENFORCEMENT OFFICERS' SPECIAL SEPARATION ALLOWANCE
REQUIRED SUPPLEMENTARY INFORMATION**

Schedule of Changes in Total Pension Liability

	2017*
Beginning balance	\$ 429,610
Service cost	20,576
Interest on the total pension liability	15,177
Changes of benefit terms	-
Differences between expected and actual experience in the measurement of the total pension liability	-
Change of assumptions or other inputs	(10,876)
Benefit payments	(8,959)
Other changes	-
Ending balance of the total pension liability	\$ 445,528

Schedule of Total Pension Liability as a Percentage of Covered Payroll

Total pension liability	\$ 445,528
Covered payroll	809,381
Total pension liability as a percentage of covered payroll	55.05%

Notes to the schedules:

The Town of Weaverville has no assets accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 73 to pay related benefits.

* The amounts presented for each fiscal year were determined as of the prior fiscal year ending December 31.

TOWN OF WEAVERVILLE, NORTH CAROLINA

OTHER POSTEMPLOYMENT BENEFITS
 REQUIRED SUPPLEMENTARY INFORMATION
 SCHEDULE OF FUNDING PROGRESS AND SCHEDULE OF EMPLOYER CONTRIBUTIONS

Schedule of Funding Progress

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) -Projected Unit Credit (b)	Unfunded AAL (UAAL) (b - a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a % of Covered Payroll ((b - a)/c)
12/31/2009	\$ -	\$ 778,800	\$ 778,800	0%	\$ 2,849,772	27.3%
12/31/2010	-	836,271	836,271	0%	2,887,322	29.0%
12/31/2013	-	843,676	843,676	0%	2,940,231	28.7%
6/30/2016	-	901,377	901,377	0%	2,903,226	31.0%

Schedule of Employer Contributions

Year Ended June 30	Annual Required Contribution	Percentage Contributed
2010	\$ 119,519	0.0%
2011	120,175	4.2%
2012	124,001	7.5%
2013	128,651	9.3%
2014	97,939	26.4%
2015	98,067	14.0%
2016	97,100	10.6%
2017	103,013	16.6%

TOWN OF WEAVERVILLE, NORTH CAROLINA

TOWN'S PROPORTIONATE SHARE OF NET PENSION LIABILITY (ASSET)
 REQUIRED SUPPLEMENTARY INFORMATION
 LAST FOUR FISCAL YEARS *

Local Government Employees' Retirement System

	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Town's proportionate share of the net pension liability (asset) (%)	0.05568%	0.06256%	0.06550%	0.06550%
Town's proportion of the net pension liability (asset) (\$)	\$ 1,181,716	\$ 280,767	\$ (386,284)	\$ 789,527
Town's covered payroll	3,200,610	3,029,056	3,000,672	2,928,477
Town's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	36.92%	9.27%	(12.75%)	26.96%
Plan fiduciary net position as a percentage of the total pension liability **	91.47%	98.09%	102.64%	94.35%

* The amounts presented for each fiscal year were determined as of the prior fiscal year ending June 30.

** This will be the same percentage for all participant employers in the LGERS plan.

TOWN OF WEAVERVILLE, NORTH CAROLINA

**SCHEDULE OF TOWN'S CONTRIBUTIONS
REQUIRED SUPPLEMENTARY INFORMATION
LAST FOUR FISCAL YEARS**

Local Government Employees' Retirement System

	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Contractually required contribution	\$ 240,416	\$ 220,033	\$ 216,523	\$ 213,648
Contribution in relation to the contractually required contribution	<u>240,416</u>	<u>220,033</u>	<u>216,523</u>	<u>213,648</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Town's covered payroll	\$ 3,213,620	\$ 3,200,610	\$ 3,029,056	\$ 3,000,672
Contributions as a percentage of covered payroll	7.48%	6.87%	7.15%	7.12%

INDIVIDUAL FUND STATEMENTS AND SCHEDULES

TOWN OF WEAVERVILLE, NORTH CAROLINA

GENERAL FUND

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

BUDGET AND ACTUAL

For the year ended June 30, 2017

	2017		Variance Positive (Negative)
	Budget	Actual	
REVENUES			
Ad valorem taxes:			
Taxes		\$ 2,969,394	
Penalties and interest		4,229	
	\$ 2,907,220	2,973,623	\$ 66,403
Other taxes and licenses:			
Local option sales tax		1,163,041	
	1,115,000	1,163,041	48,041
Intergovernmental revenues:			
Unrestricted:			
Utilities sales tax		476,019	
Beer and wine tax		17,349	
Buncombe Co. - Fire Protection		1,218,023	
ABC profit distribution		116,473	
	1,580,000	1,827,864	247,864
Restricted:			
Powell Bill		106,302	
Police Department grant		34,439	
Fire Department grant		186,182	
	319,295	326,923	7,628
Permits and fees:			
Zoning inspection fees		26,350	
Fire inspection fees		900	
	20,600	27,250	6,650
Investment earnings			
Investment earnings	5,150	27,452	22,302
Other:			
Miscellaneous		24,820	
Contributions		618	
	24,856	25,438	582
 Total revenues	 5,972,121	 6,371,591	 399,470
EXPENDITURES			
General government:			
Governing board:			
Salaries and employee benefits		20,682	
Community promotions		59,256	
Professional services		46,161	
Other operating expenses		61,509	
	219,200	187,608	31,592
Administration:			
Salaries and employee benefits		409,881	
Professional services		44,625	
Other operating expenses		72,059	
Capital outlay		4,995	
	624,046	531,560	92,486

TOWN OF WEAVERVILLE, NORTH CAROLINA

GENERAL FUND

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

BUDGET AND ACTUAL

For the year ended June 30, 2017

	2017		Variance Positive (Negative)
	Budget	Actual	
EXPENDITURES (CONTINUED)			
Planning:			
Salaries and employee benefits		76,316	
Professional services		2,333	
Other operating expenses		9,769	
	97,863	88,418	9,445
Total general government	941,109	807,586	133,523
Public safety:			
Police:			
Salaries and employee benefits		1,106,377	
Supplies and materials		38,104	
Equipment purchases		102,446	
Repairs and maintenance		38,311	
Insurance		54,528	
Other operating expenses		67,129	
	1,440,108	1,406,895	33,213
Fire:			
Salaries and employee benefits		1,293,647	
Insurance		74,676	
Repairs and maintenance		65,559	
Other operating expenses		155,098	
Capital outlay		244,637	
	1,925,943	1,833,617	92,326
Total public safety	3,366,051	3,240,512	125,539
Transportation:			
Streets:			
Salaries and employee benefits		119,940	
Contract services		18,424	
Utilities		47,034	
Supplies and materials		27,380	
Other operating expenses		25,548	
Capital outlay		98,819	
	388,454	337,145	51,309
Powell Bill:			
Salaries and benefits		11,015	
Other operating expenditures		3,954	
Capital outlay		169,100	
	218,826	184,069	34,757
Total transportation	607,280	521,214	86,066

TOWN OF WEAVERVILLE, NORTH CAROLINA

GENERAL FUND

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

BUDGET AND ACTUAL

For the year ended June 30, 2017

	2017		
	Budget	Actual	Variance Positive (Negative)
EXPENDITURES (CONTINUED)			
Environmental protection:			
Sanitation:			
Salaries and benefits		468,555	
Contract services		20,106	
Supplies and materials		25,141	
Other operating expenses		113,393	
Total environmental protection	633,638	627,195	6,443
Cultural and recreational:			
Recreation:			
Salaries and employee benefits		101,850	
Contract services		2,229	
Other operating expenses		39,317	
Capital outlay		8,214	
Total cultural and recreational	196,276	151,610	44,666
Debt service:			
Principal		421,632	
Interest		41,110	
Total debt service	462,852	462,742	110
Contingency	20,000	-	20,000
Total expenditures	6,227,206	5,810,859	416,347
Revenues over (under) expenditures	(255,085)	560,732	815,817
Other financing sources (uses):			
Appropriated fund balance	296,929	-	(296,929)
Sale of capital assets	5,000	3,885	(1,115)
Insurance recovery	3,156	3,156	-
Transfer to capital reserve	(50,000)	-	50,000
Total other financing sources	255,085	7,041	(248,044)
Net change in fund balance	\$ -	567,773	\$ 567,773
Fund balance, beginning, as previously stated		5,673,535	
Prior period adjustment (Note 7)		47,577	
Fund balance, beginning, as restated		5,721,112	
Fund balance, end of year		\$ 6,288,885	

TOWN OF WEAVERVILLE, NORTH CAROLINA
WATER AND SEWER FUND
SCHEDULE OF REVENUES AND EXPENDITURES -
BUDGET AND ACTUAL (NON-GAAP)
For the year ended June 30, 2017

	2017		
	Budget	Actual	Variance Positive (Negative)
OPERATING REVENUES			
Charges for services		\$ 1,782,296	
Other operating revenues		159,020	
Total operating revenues	\$ 1,694,000	1,941,316	\$ 247,316
NON-OPERATING REVENUES			
Investment earnings		13,521	
Total revenues	1,696,500	1,954,837	258,337
OPERATING EXPENDITURES			
Water and sewer administration:			
Salaries and employee benefits		179,023	
Professional services		26,935	
Supplies and materials		4,807	
Postage		10,481	
Telephone		2,825	
Insurance		9,696	
Other operating expenses		1,506	
Total water and sewer administration	273,040	235,273	37,767
Treatment and distribution:			
Salaries and employee benefits		667,875	
Professional services		33,728	
Contract services		1,350	
Water testing and maintenance		22,593	
Supplies and materials		130,437	
Training and travel		7,460	
Telephone		9,094	
Utilities		105,841	
Repairs and maintenance		25,145	
Insurance		19,392	
Sludge removal		29,942	
Water system improvement		39,755	
Non-capital equipment		4,359	
Capital outlay		5,999	
Total treatment and distribution	1,228,994	1,102,970	126,024

TOWN OF WEAVERVILLE, NORTH CAROLINA
WATER AND SEWER FUND
SCHEDULE OF REVENUES AND EXPENDITURES -
BUDGET AND ACTUAL (NON-GAAP)
For the year ended June 30, 2017

	2017		
	Budget	Actual	Variance Positive (Negative)
EXPENDITURES (CONTINUED)			
Debt service:			
Principal retirement		159,000	
Interest		50,882	
Total debt service	209,882	209,882	-
Contingency	14,584	-	14,584
Total expenditures	1,726,500	1,548,125	178,375
OTHER FINANCING SOURCES			
Appropriated fund balance	30,000	-	(30,000)
Revenues and other sources over expenditures and other uses	\$ -	406,712	\$ 406,712
Reconciliation from budgetary basis (modified accrual) to full accrual:			
Reconciling items:			
Payment of debt principal		159,000	
Capital outlay		5,999	
Decrease in accrued interest		405	
Decrease in accrued compensated absences		1,689	
Increase in deferred outflows of resources - pensions		154,207	
Increase in net pension liability		(179,223)	
Decrease in deferred inflows of resources - pensions		11,858	
Increase in accrued OPEB liability		(20,313)	
Depreciation		(343,208)	
Change in net position		\$ 197,126	

SUPPLEMENTAL FINANCIAL DATA

TOWN OF WEAVERVILLE, NORTH CAROLINA
GENERAL FUND
SCHEDULE OF AD VALOREM TAXES RECEIVABLE
June 30, 2017

Fiscal Year	Uncollected Balance 6/30/2016	Additions	Collections And Credits	Uncollected Balance 6/30/2017
2016-2017	\$ -	\$ 2,965,846	\$ 2,962,235	\$ 3,611
2015-2016	4,673	-	3,941	732
2014-2015	5,063	-	1,578	3,485
2013-2014	1,074	-	48	1,026
2012-2013	1,240	-	-	1,240
2011-2012	1,741	-	-	1,741
2010-2011	1,148	-	-	1,148
2009-2010	809	-	-	809
2008-2009	383	-	-	383
2007-2008	482	-	-	482
2006-2007	474	-	474	-
	\$ 17,087	\$ 2,965,846	\$ 2,968,276	14,657
Less allowance for uncollectible ad valorem taxes receivable				(10,114)
Ad valorem taxes receivable, net				\$ 4,543
 Reconciliation with Revenues:				
Taxes - Ad valorem - General Fund				\$ 2,973,623
Reconciling items:				
Amount written off for fiscal year 2006-2007				474
Interest collected				(4,229)
Other adjustments				(1,592)
Total collections and credits				\$ 2,968,276

TOWN OF WEAVERVILLE, NORTH CAROLINA

GENERAL FUND
ANALYSIS OF CURRENT TAX LEVY
For the year ended June 30, 2017

	Property Valuation	Rate	Total Levy	Property Excluding Registered Motor Vehicles	Registered Motor Vehicles
Original levy:					
Original levy	\$ 681,918,696	0.00440	\$ 3,000,442	\$ 2,834,446	\$ 165,996
Penalties			-	-	-
Total			<u>3,000,442</u>	<u>2,834,446</u>	<u>165,996</u>
Discoveries:					
Current year taxes and penalties	762,500		3,355	3,355	-
Abatements	<u>(8,625,227)</u>		<u>(37,951)</u>	<u>(37,951)</u>	-
Total property valuation	<u>\$ 674,055,969</u>				
Net levy			2,965,846	2,799,850	165,996
Uncollected taxes at June 30, 2017			<u>3,611</u>	<u>3,611</u>	-
Current year's taxes collected			<u>\$ 2,962,235</u>	<u>\$ 2,796,239</u>	<u>\$ 165,996</u>
Current levy collection percentage			<u>99.88%</u>	<u>99.87%</u>	<u>100.00%</u>

STATISTICAL SECTION

TOWN OF WEAVERVILLE, NORTH CAROLINA
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Governmental activities										
Net investment in capital assets	\$ 4,627,661	\$ 4,939,506	\$ 6,347,885	\$ 6,742,401	\$ 6,842,752	\$ 7,347,031	\$ 7,993,996	\$ 8,050,186	\$ 7,923,020	\$ 8,223,653
Restricted	679,431	751,036	584,509	1,010,927	940,151	916,438	619,271	736,093	889,635	651,736
Unrestricted	4,438,275	4,990,309	4,186,043	3,377,333	3,633,538	3,478,950	3,331,318	3,145,332	3,541,535	4,088,152
Total governmental activities net position	\$ 9,745,367	\$ 10,680,851	\$ 11,118,437	\$ 11,130,661	\$ 11,416,441	\$ 11,742,419	\$ 11,944,585	\$ 11,931,611	\$ 12,354,190	\$ 12,963,541
Business-type activities										
Net investment in capital assets	\$ 6,696,012	\$ 6,912,065	\$ 6,752,882	\$ 6,541,109	\$ 6,389,448	\$ 6,228,057	\$ 6,138,248	\$ 5,984,535	\$ 6,226,795	\$ 6,048,586
Unrestricted	2,627,010	2,133,136	2,145,974	2,247,995	2,326,924	2,416,168	2,564,076	2,567,214	2,339,010	2,812,547
Total business-type activities net position	\$ 9,323,022	\$ 9,045,201	\$ 8,898,856	\$ 8,789,104	\$ 8,716,372	\$ 8,644,225	\$ 8,702,324	\$ 8,551,749	\$ 8,565,805	\$ 8,861,133
Primary government										
Net investment in capital assets	\$ 11,323,673	\$ 11,851,571	\$ 13,100,767	\$ 13,283,510	\$ 13,232,200	\$ 13,575,088	\$ 14,132,244	\$ 14,034,721	\$ 14,149,815	\$ 14,272,239
Restricted	679,431	751,036	584,509	1,010,927	940,151	916,438	619,271	736,093	889,635	651,736
Unrestricted	7,065,285	7,123,445	6,332,017	5,625,328	5,960,462	5,895,118	5,895,394	5,712,546	5,880,545	6,900,699
Total primary government net position	\$ 19,068,389	\$ 19,726,052	\$ 20,017,293	\$ 19,919,765	\$ 20,132,813	\$ 20,386,644	\$ 20,646,909	\$ 20,483,360	\$ 20,919,995	\$ 21,824,674

Note: The Town began to report net position classification in accordance with GASB Statements 63 and 65 in 2013.

TOWN OF WEAVERVILLE, NORTH CAROLINA
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2016
Expenses										
Governmental activities										
General government	\$ 642,607	\$ 738,741	\$ 723,016	\$ 762,486	\$ 745,832	\$ 871,378	\$ 1,060,919	\$ 972,373	\$ 853,053	\$ 886,828
Public safety	2,303,242	2,684,782	3,060,692	3,237,380	3,192,377	3,164,552	3,181,904	3,187,340	3,444,875	3,490,042
Transportation	500,872	366,130	366,789	410,923	431,241	443,150	459,368	411,294	377,930	349,808
Environmental protection	335,703	365,498	399,436	519,617	525,647	490,032	560,224	545,538	605,969	711,637
Cultural and recreation	117,045	136,389	146,737	153,234	151,913	165,007	210,541	181,046	223,273	170,249
Interest on long term debt	166,510	194,368	180,010	159,685	135,861	121,910	61,303	53,241	49,720	37,857
Total governmental activities expenses	<u>4,065,979</u>	<u>4,485,908</u>	<u>4,876,680</u>	<u>5,243,325</u>	<u>5,182,871</u>	<u>5,256,029</u>	<u>5,534,259</u>	<u>5,350,832</u>	<u>5,554,820</u>	<u>5,646,421</u>
Business-type activities:										
Water and Sewer	<u>1,666,533</u>	<u>1,801,610</u>	<u>1,685,708</u>	<u>1,759,921</u>	<u>1,698,261</u>	<u>1,756,183</u>	<u>1,772,760</u>	<u>1,756,734</u>	<u>1,743,187</u>	<u>1,757,711</u>
Total business-type activities	<u>1,666,533</u>	<u>1,801,610</u>	<u>1,685,708</u>	<u>1,759,921</u>	<u>1,698,261</u>	<u>1,756,183</u>	<u>1,772,760</u>	<u>1,756,734</u>	<u>1,743,187</u>	<u>1,757,711</u>
Total primary government expenses	<u>\$ 5,732,512</u>	<u>\$ 6,287,518</u>	<u>\$ 6,562,388</u>	<u>\$ 7,003,246</u>	<u>\$ 6,881,132</u>	<u>\$ 7,012,212</u>	<u>\$ 7,307,019</u>	<u>\$ 7,107,566</u>	<u>\$ 7,298,007</u>	<u>\$ 7,404,132</u>
Program Revenues										
Governmental activities:										
Charges for services										
General government	\$ 13,705	\$ 13,705	\$ 13,705	\$ 13,705	\$ 15,377	\$ 15,270	\$ 15,270	\$ 15,269	\$ 15,270	\$ 26,350
Public safety	47,573	67,236	27,568	24,205	31,788	46,268	30,384	18,438	26,465	900
Operating grants and contributions	147,574	135,889	168,531	167,142	24,561	81,131	93,407	42,828	22,548	220,621
Capital grants and contributions	43,370	129,816	-	-	120,661	105,081	106,054	106,971	106,776	106,302
Total governmental activities program revenues	<u>252,222</u>	<u>346,646</u>	<u>209,804</u>	<u>205,052</u>	<u>192,387</u>	<u>247,750</u>	<u>245,115</u>	<u>183,506</u>	<u>171,059</u>	<u>354,173</u>
Business-type activities:										
Charge for services										
Water	1,527,942	1,451,782	1,492,997	1,629,857	1,604,755	1,652,376	1,824,127	1,708,014	1,751,374	1,941,316
Capital grants and contributions	-	-	-	-	-	-	-	-	-	-
Total business-type activities:	<u>1,527,942</u>	<u>1,451,782</u>	<u>1,492,997</u>	<u>1,629,857</u>	<u>1,604,755</u>	<u>1,652,376</u>	<u>1,824,127</u>	<u>1,708,014</u>	<u>1,751,374</u>	<u>1,941,316</u>
Total primary government program revenues	<u>\$ 1,780,164</u>	<u>\$ 1,798,428</u>	<u>\$ 1,702,801</u>	<u>\$ 1,834,909</u>	<u>\$ 1,797,142</u>	<u>\$ 1,900,126</u>	<u>\$ 2,069,242</u>	<u>\$ 1,891,520</u>	<u>\$ 1,922,433</u>	<u>\$ 2,295,489</u>

(Continued on next page)

TOWN OF WEAVERVILLE, NORTH CAROLINA
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	2007	2008	2009	2010	2011	2012	2013	2014	2016	2017
Net (Expense) Revenue										
Governmental activities	\$ (3,813,757)	\$ (4,139,262)	\$ (4,666,876)	\$ (5,038,273)	\$ (4,990,484)	\$ (5,008,279)	\$ (5,289,144)	\$ (5,167,326)	\$ (5,383,761)	\$ (5,292,248)
Business-type activities	(138,591)	(349,828)	(192,711)	(130,064)	(93,506)	(103,807)	51,367	(48,720)	8,187	183,605
Total primary government expense	<u>\$ (3,952,348)</u>	<u>\$ (4,489,090)</u>	<u>\$ (4,859,587)</u>	<u>\$ (5,168,337)</u>	<u>\$ (5,083,990)</u>	<u>\$ (5,112,086)</u>	<u>\$ (5,237,777)</u>	<u>\$ (5,216,046)</u>	<u>\$ (5,375,574)</u>	<u>\$ (5,108,643)</u>
General Revenue and Other Changes in Net Position										
Governmental activities:										
Taxes	\$ 3,267,797	\$ 3,367,389	\$ 3,286,044	\$ 3,505,269	\$ 3,711,461	\$ 3,815,593	\$ 3,769,024	\$ 3,889,022	\$ 3,953,934	\$ 4,127,418
Grants and unrestricted contributions	1,462,731	1,506,704	1,399,863	1,485,907	1,490,077	1,470,911	1,611,206	1,669,515	1,751,222	1,828,482
Gain (loss) on sale of property	-	-	-	-	-	(7,578)	-	(58,767)	51,967	3,885
Investment earnings	261,064	161,795	52,001	27,664	28,139	24,452	5,953	4,800	16,114	27,452
Miscellaneous	11,517	38,858	366,554	31,658	46,587	30,879	105,127	13,114	33,103	27,976
Total government activities	<u>5,003,109</u>	<u>5,074,746</u>	<u>5,104,462</u>	<u>5,050,498</u>	<u>5,276,264</u>	<u>5,334,257</u>	<u>5,491,310</u>	<u>5,517,684</u>	<u>5,806,340</u>	<u>6,015,213</u>
Business-type activities:										
Gain on sale of property	-	-	-	-	-	14,412.00	-	2,474	3,154	-
Investment earnings	69,698	72,007	46,367	20,312	20,774	17,248	6,732	3,994	2,715	13,521
Total business-type activities	<u>69,698</u>	<u>72,007</u>	<u>46,367</u>	<u>20,312</u>	<u>20,774</u>	<u>31,660</u>	<u>6,732</u>	<u>6,468</u>	<u>5,869</u>	<u>13,521</u>
Total primary government	<u>\$ 5,072,807</u>	<u>\$ 5,146,753</u>	<u>\$ 5,150,829</u>	<u>\$ 5,070,810</u>	<u>\$ 5,297,038</u>	<u>\$ 5,365,917</u>	<u>\$ 5,498,042</u>	<u>\$ 5,524,152</u>	<u>\$ 5,812,209</u>	<u>\$ 6,028,734</u>
Change in Net Position										
Governmental activities	\$ 863,847	\$ 407,870	\$ 66,189	\$ 60,014	\$ 267,985	\$ 45,113	\$ 323,984	\$ 133,923	\$ 422,579	\$ 722,965
Business activities	(280,130)	(120,704)	(83,697)	(73,194)	(83,033)	83,027	(41,988)	14,655	14,056	197,126
Total primary government	<u>\$ 583,717</u>	<u>\$ 287,166</u>	<u>\$ (17,508)</u>	<u>\$ (13,180)</u>	<u>\$ 184,952</u>	<u>\$ 128,140</u>	<u>\$ 281,996</u>	<u>\$ 148,578</u>	<u>\$ 436,635</u>	<u>\$ 920,091</u>

Note: The Town began to report net position classification in accordance with GASB Statements 63 and 65 in 2013.

TOWN OF WEAVERVILLE, NORTH CAROLINA
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2008	2009	2010	2011*	2012	2013	2014	2015	2016	2017
General Fund										
Reserved	\$ 759,513	\$ 869,972	\$ 919,236	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unreserved	4,314,587	4,920,744	4,215,711	-	-	-	-	-	-	-
Total General Fund	\$ 5,074,100	\$ 5,790,716	\$ 5,134,947	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
All other government funds										
Reserved	\$ 21,816	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unreserved, reported in:										
Capital projects funds	237,691	249,272	-	-	-	-	-	-	-	-
Total all other government funds	\$ 259,507	\$ 249,337	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Fund										
Nonspendable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted	-	-	-	1,010,927	940,151	916,438	619,271	736,093	889,635	651,736
Committed	-	-	-	-	-	-	-	-	-	-
Assigned	-	-	-	371,470	213,340	289,710	240,359	72,773	275,000	323,600
Unassigned	-	-	-	3,507,088	4,015,946	3,890,602	3,903,142	4,256,578	4,508,900	5,265,972
Total General Fund	\$ -	\$ -	\$ -	\$ 4,889,485	\$ 5,169,437	\$ 5,096,750	\$ 4,762,772	\$ 5,065,444	\$ 5,673,535	\$ 6,241,308

* Note: The Town began to report fund balance classification in accordance with GASB Statement 54 in 2011.

TOWN OF WEAVERVILLE, NORTH CAROLINA
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Revenues										
Ad valorem taxes	\$2,319,419	\$2,403,512	\$2,485,116	\$2,603,095	\$2,733,026	\$2,731,714	\$2,673,180	\$2,744,627	\$2,852,225	\$2,973,623
Other taxes and licenses	946,809	962,049	787,446	910,695	979,761	1,086,231	1,097,423	1,108,108	1,135,729	1,163,041
Unrestricted intergovernmental revenues	1,462,731	1,506,704	1,399,863	1,485,907	1,490,077	1,470,911	1,611,206	1,669,515	1,751,222	1,827,864
Restricted intergovernmental revenues	153,862	234,123	150,201	144,494	106,580	166,057	173,275	126,566	109,224	326,923
Permits and fees	47,573	67,236	27,568	24,205	31,788	46,268	30,384	18,438	26,465	27,250
Investment earnings	280,013	170,571	52,001	27,664	28,139	24,452	5,953	4,800	16,114	27,452
Other revenues	43,355	75,369	398,589	68,011	81,806	66,304	146,583	49,594	59,777	25,438
Total Revenue	<u>5,253,762</u>	<u>5,419,564</u>	<u>5,300,784</u>	<u>5,264,071</u>	<u>5,451,177</u>	<u>5,591,937</u>	<u>5,738,004</u>	<u>5,721,648</u>	<u>5,950,756</u>	<u>6,371,591</u>
Expenditures										
Current										
General government	687,513	777,854	689,602	725,898	696,877	800,715	984,899	947,769	793,243	807,586
Public safety	2,203,336	3,529,242	2,557,761	2,660,279	2,680,297	2,692,509	2,706,134	2,810,037	3,007,254	2,965,402
Transportation	538,368	558,820	303,150	345,948	354,636	367,624	370,517	321,581	287,505	253,296
Environmental protection	296,124	352,906	348,171	451,412	465,371	423,712	491,741	475,327	524,619	627,195
Cultural and recreational	110,838	128,291	136,237	143,256	145,181	159,244	204,653	175,670	205,993	144,671
Capital outlay	1,041,124	11,670	1,452,112	502,278	185,867	345,146	964,804	1,049,345	117,020	549,967
Debt Service										
Principal retirement	397,448	533,448	533,448	515,590	497,733	747,733	283,614	591,461	417,182	421,632
Interest and fees	172,342	180,887	185,408	164,872	145,263	127,941	65,620	47,596	50,512	41,110
Total expenditures	<u>5,447,093</u>	<u>6,073,118</u>	<u>6,205,889</u>	<u>5,509,533</u>	<u>5,171,225</u>	<u>5,664,624</u>	<u>6,071,982</u>	<u>6,418,786</u>	<u>5,403,328</u>	<u>5,810,859</u>
Excess of revenues over (under) expenditures	<u>(193,331)</u>	<u>(653,554)</u>	<u>(905,105)</u>	<u>(245,462)</u>	<u>279,952</u>	<u>(72,687)</u>	<u>(333,978)</u>	<u>(697,138)</u>	<u>547,428</u>	<u>560,732</u>
Other Financing Sources										
Sale of capital assets	-	-	-	-	-	-	-	201,564	51,967	3,885
Insurance recovery	-	-	-	-	-	-	-	2,022	8,696	3,156
Proceeds from debt	-	1,360,000	-	-	-	-	-	692,000	-	-
Total other financing sources	<u>-</u>	<u>1,360,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>895,586</u>	<u>60,663</u>	<u>7,041</u>
Net change in fund balances	<u>\$ (193,331)</u>	<u>\$ 706,446</u>	<u>\$ (905,105)</u>	<u>\$ (245,462)</u>	<u>\$ 279,952</u>	<u>\$ (72,687)</u>	<u>\$ (333,978)</u>	<u>\$ 198,448</u>	<u>\$ 608,091</u>	<u>\$ 567,773</u>
Debt service as a percentage of non capital expenditures	12.93%	11.78%	15.12%	13.59%	12.90%	16.46%	6.84%	11.90%	8.85%	8.80%

TOWN OF WEAVERVILLE, NORTH CAROLINA
General Governmental Revenues By Source
General, Special Revenue and Capital Project Funds
Last Ten Fiscal Years

<u>Year Ended June 30:</u>	<u>Property Taxes</u>	<u>Permits and Fees</u>	<u>Inter- Governmental</u>	<u>Other Taxes and Licenses</u>	<u>Investment Earnings</u>	<u>Other Revenues</u>	<u>Total</u>
2008	\$ 2,319,419	\$ 47,573	\$ 1,616,593	\$ 946,809	\$ 280,013	\$ 43,355	\$ 5,253,762
2009	2,403,512	67,236	1,740,827	962,049	170,571	75,369	5,419,564
2010	2,485,116	27,568	1,550,064	787,446	52,001	398,589	5,300,784
2011	2,603,095	24,205	1,630,401	910,695	27,664	68,011	5,264,071
2012	2,733,026	31,788	1,596,657	979,761	28,139	81,806	5,451,177
2013	2,731,714	46,268	1,636,968	1,086,231	24,452	66,304	5,591,937
2014	2,673,180	30,384	1,784,481	1,097,423	5,953	146,583	5,738,004
2015	2,744,627	18,438	1,796,081	1,108,108	4,800	49,594	5,721,648
2016	2,852,225	26,465	1,860,446	1,135,729	16,114	59,777	5,950,756
2017	2,973,623	27,250	2,154,787	1,163,041	27,452	25,438	6,371,591

Source: Audited annual financial reports of the Town of Weaverville, North Carolina

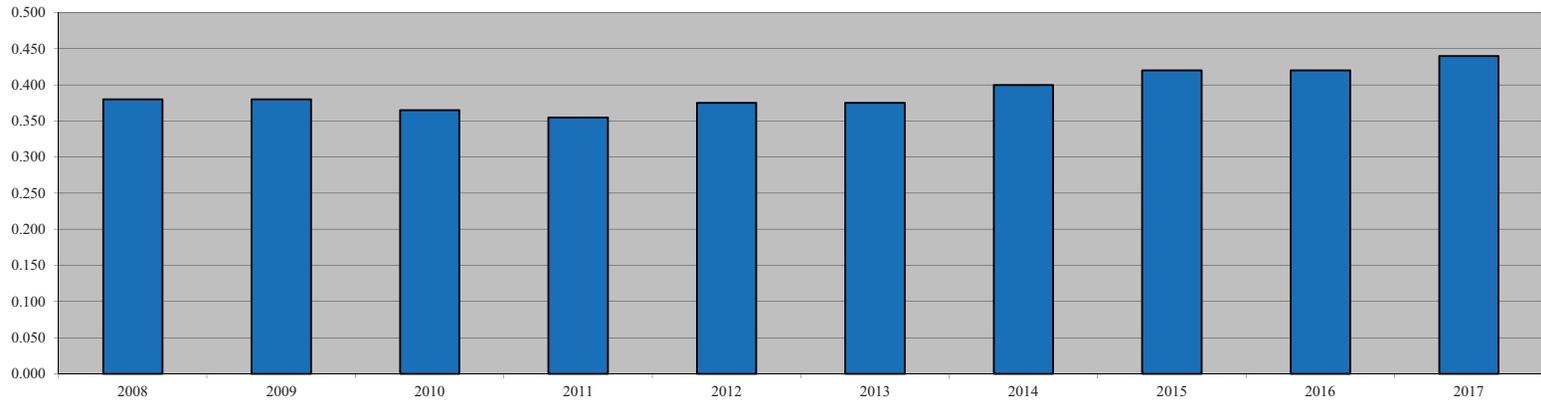
TOWN OF WEAVERVILLE, NORTH CAROLINA
Assessed Value of Taxable Property (Excluding Motor Vehicles)
Last Ten Fiscal Years
(in thousands)

<u>Fiscal Year</u>	<u>Real Property</u>	<u>Personal Property</u>	<u>Public Service</u>	<u>Total</u>	<u>Tax Rate</u>	<u>Levy</u>
2008	\$ 430,779	\$ 146,763	\$ 4,063	\$ 581,605	\$ 0.43	\$ 2,210
2009	460,439	165,411	4,145	629,995	0.38	2,299
2010	508,170	154,379	4,495	667,044	0.37	2,368
2011	558,749	140,051	4,991	703,791	0.36	2,498
2012	571,098	121,819	5,036	697,953	0.36	2,617
2013	577,789	116,986	4,874	699,649	0.38	2,624
2014	533,001	96,066	4,875	633,942	0.40	2,536
2015	538,431	91,105	4,743	634,279	0.42	2,680
2016	570,750	91,775	5,461	667,986	0.42	2,806
2017	551,067	80,025	5,248	636,340	0.44	2,800

Note: Property in the Town of Weaverville is assessed by the Buncombe County Tax Office. The most recent revaluation occurred in 2017. Tax exempt property is not assessed by Buncombe County for tax purposes. Tax rates are per \$100 of assessed value and are the weighted average of all the individual direct rates applied.

TOWN OF WEAVERVILLE, NORTH CAROLINA
Property Tax Rates-Direct And All Overlapping Governments
Last Ten Fiscal Years
Per \$100 of Assessed Value

	FISCAL YEAR									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
County of Buncombe	0.530	0.525	0.525	0.525	0.525	0.525	0.569	0.604	0.604	0.604
City of Asheville	0.424	0.420	0.420	0.420	0.420	0.420	0.460	0.475	0.475	0.475
Town of Biltmore Forest	0.295	0.295	0.300	0.320	0.330	0.330	0.385	0.385	0.385	0.395
Town of Weaverville	0.380	0.380	0.365	0.355	0.375	0.375	0.400	0.420	0.420	0.440
Town of Black Mountain	0.320	0.320	0.320	0.365	0.365	0.365	0.375	0.375	0.375	0.375
Town of Woodfin	0.265	0.265	0.265	0.265	0.265	0.265	0.305	0.305	0.305	0.305
Town of Montreat	0.370	0.370	0.370	0.370	0.370	0.370	0.410	0.410	0.410	0.410
Asheville School District	0.150	0.150	0.150	0.150	0.150	0.150	0.150	0.150	0.150	0.150
Fire Districts (average beginning in 2015)	0.075-0.125	0.075-0.125	0.075-0.150	0.075-0.150	0.075-0.150	0.075-0.150	0.090-0.150	0.118	0.118	0.117
Maximum Combined Rate	1.104	1.095	1.095	1.095	1.095	1.095	1.214	1.229	1.229	1.229



NOTE: Property was revalued and effective in fiscal years 2007 and 2014.

Source: Buncombe County Tax Department
Graph is Town of Weaverville data.

TOWN OF WEAVERVILLE, NORTH CAROLINA

Principal Property Taxpayers
Current Year and Nine Years Ago

Taxpayer	2016-2017			2007-2008		
	Taxable Assessed	Rank	Percentage of Total Taxable Assessed	Taxable Assessed	Rank	Percentage of Total Taxable Assessed
	Value		Value	Value		Value
Baldor	\$ 23,019,128	1	3.42%	\$ 15,209,200	3	2.41%
Thermo Fisher	15,921,060	2	2.36%	17,332,030	2	2.74%
Weaverville Plaza	14,500,000	3	2.15%			
Walmart	13,293,007	4	1.97%			
Ingles	11,048,439	5	1.64%	6,848,900	7	1.08%
Arvato / Sonopress	9,671,612	6	1.43%	127,130,170	1	20.11%
Brian Center	7,547,000	7	1.12%	6,906,000	6	1.09%
Conrad	5,281,427	8	0.78%	6,325,480	9	1.00%
Balcrank	4,915,561	9	0.73%			0.00%
Monticello Commons/Development	3,168,400	10	0.47%	4,104,600	10	0.65%
HMVHV				6,389,700	8	1.01%
Shorewood Packaging				11,813,280	4	1.87%
Kenmure Enterprises				7,172,800	5	1.13%
Totals	\$ 108,365,634		16.08%	\$ 209,232,160		33.09%
 Total Overall Valuation	 \$ 674,055,969			 \$ 632,270,313		

Source: Weaverville Tax Department

TOWN OF WEAVERVILLE, NORTH CAROLINA
Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year Ended June 30	Taxes Levied for the Fiscal Year	Collection within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2008	\$ 2,317,521	\$ 2,312,159	99.769%	\$ 2,614	\$ 2,314,773	99.88%
2009	2,394,721	2,386,448	99.655%	6,060	2,392,508	99.91%
2010	2,455,125	2,439,501	99.364%	8,992	2,448,493	99.73%
2011	2,600,070	2,589,260	99.584%	9,946	2,599,206	99.97%
2012	2,722,961	2,713,116	99.638%	2,629	2,715,745	99.73%
2013	2,702,440	2,694,813	99.718%	5,121	2,699,934	99.91%
2014	2,574,476	2,568,590	99.771%	872	2,569,462	99.81%
2015	2,773,162	2,731,523	98.499%	38,545	2,770,068	99.89%
2016	2,805,674	2,801,001	99.833%	3,941	2,804,942	99.97%
2017	2,965,846	2,962,235	99.878%	-	2,962,235	99.88%

Source: Audited annual financial reports of the Town of Weaverville, North Carolina.

Note: 2011 collections in subsequent years has been adjusted for penalty and interest charges that were previously included in the balance.

TOWN OF WEAVERVILLE, NORTH CAROLINA
Ratios of Outstanding Debt by Type
Debt Per Capita
Last Ten Fiscal Years
(dollars in thousands)

Year Ended June 30	Population (Est.)	General Bonded Debt				Business-type Activities				Total Primary Government (1)	Percentage of Personal Income (2)	Per Capita
		Assessed Value of Taxable Property	Installment Purchases	Ratio of General Bonded Debt (Net) to Assessed Value of Taxable Property	Per Capita	General Obligation Bonds	Installment Purchase	General Bonded Debt (Net) Per Capita				
2008	3.22	\$ 609,874	4,042	0.0066	\$ 1,255	\$ 3,358	89	\$ 1,070	7,489	unavailable	\$ 2,326	
2009	3.22	656,088	4,868	0.0074	1,512	3,255	54	1,028	8,177	12.515%	2,539	
2010	3.22	691,584	4,335	0.0063	1,346	3,146	18	983	7,499	8.846%	2,329	
2011	3.67	731,399	3,819	0.0052	1,041	3,060	-	834	6,879	6.709%	1,874	
2012	3.71	727,379	3,322	0.0046	895	2,914	-	785	6,236	unavailable	1,681	
2013	3.71	732,139	2,574	0.0035	694	2,795	-	753	5,369	unavailable	1,447	
2014	3.76	652,170	2,290	0.0035	609	2,672	-	711	4,962	unavailable	1,320	
2015	3.80	660,277	2,391	0.0036	629	2,548	-	671	4,939	unavailable	1,300	
2016	3.83	668,018	1,974	0.0030	515	2,470	-	645	4,444	unavailable	1,160	
2017	3.98	636,340	1,552	0.0024	390	2,311	-	581	3,863	unavailable	970	

Notes: Details regarding the Town's outstanding debt can be found in the notes to the financial statements.

- (1) Includes general bonded debt and business-type activities debt.
- (2) Personal income data can be found in the Demographic and Economic Statistics Schedule.

TOWN OF WEAVERVILLE, NORTH CAROLINA
Ratio of Annual Debt Service Expenditures For
General Bonded Debt to Total General Government Expenditures
Last Ten Fiscal Years
(dollars in thousands)

Year Ended June 30:	Principal	Interest	Total Debt Service Expenditures	Total General Government Expenditures (1)	Percentage of Debt Service to Total General Government Expenditures
2008	\$ 397	\$ 172	\$ 569	\$ 4,406	12.914%
2009	533	181	714	6,061	11.780%
2010	533	185	718	6,206	11.569%
2011	516	165	681	5,510	12.359%
2012	498	145	643	5,171	12.435%
2013	748	128	876	5,665	15.463%
2014	284	66	350	6,072	5.764%
2015	591	48	639	6,419	9.955%
2016	417	50	467	5,403	8.643%
2017	422	41	463	5,811	7.968%

(1) Expenditures shown here include all governmental fund type expenditures.

Note: Excludes bond issuance and other costs and general obligation bonds reported in the enterprise funds.

TOWN OF WEAVERVILLE, NORTH CAROLINA
Computation of Direct and Underlying Debt
General Obligation Bonds
June 30, 2017

<u>Direct:</u>			
Town of Weaverville			
			\$ 1,551,978
Governmental Activities Installment Obligations			
	Percent		
	Applicable to		
	the Town (1)		
<u>Underlying:</u>			
Buncombe County			
General Obligation Bonds	\$ 24,371,000	2.26%	<u>551,266</u>
Total direct and underlying bonded debt			<u><u>\$ 2,103,244</u></u>

(1) Percent applicable to the Town of Weaverville calculated using assessed valuation of Town divided by assessed valuation of the County taxing district.

Source: Town of Weaverville tax collector and County of Buncombe, North Carolina Comprehensive Annual Financial Report, Year Ended June 30, 2017.

TOWN OF WEAVERVILLE, NORTH CAROLINA
Legal Debt Margin Information
Last Ten Fiscal Years
(dollars in thousands)

	Fiscal Year									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Assessed value of property	\$609,874	\$656,088	\$691,584	\$731,399	\$727,379	\$732,139	\$652,170	\$660,277	\$668,018	\$ 636,340
Debt limit, 8% of assessed value	48,790	52,487	55,327	58,512	58,190	58,571	52,174	52,822	53,441	50,907
Total net debt applicable to limit	7,489	8,177	7,499	6,879	6,262	5,394	4,962	4,939	4,444	3,863
Legal debt margin available	41,301	44,310	47,828	51,633	51,928	53,177	47,189	45,800	48,502	50,061
Total net debt applicable to the limit as a percentage of limit	15.35%	15.58%	13.55%	11.76%	10.76%	9.21%	9.55%	9.39%	8.32%	7.59%

Note: NC Statute GS159-55 limits the Town's outstanding debt to 8% of the appraised value of property subject to taxation.

TOWN OF WEAVERVILLE, NORTH CAROLINA
Demographic and Economic Statistics
Last Ten Fiscal Years as of June 30

June 30	Population (1)	Per Capita		Median Age (3)	Public School Enrollment (4)	Unemployment Rate (5)
		Personal Income (thousands) (2)	Personal Income (3)			
2017	3,858	unavailable	\$ 30,378	42.6	601	3.9
2016	3,833	unavailable	29,374	46.0	582	4.1
2015	3,800	unavailable	unavailable	unavailable	593	5.0
2014	3,763	unavailable	26,424	41.0	613	5.0
2013	3,715	unavailable	25,665	40.6	620	6.8
2012	3,714	unavailable	25,142	42.5	620	7.9
2011	3,673	\$ 102,528	27,914	44.3	620	8.7
2010	3,216	84,771	26,359	50.0	620	9.0
2009	3,220	65,636	20,384	39.2	620	8.9
2008	3,216	unavailable	unavailable	38.9	644	4.7

Sources:

- (1) North Carolina Office of State Planning
- (2) Personal income information is a total for the year
- (3) North Carolina Office of State Planning (Buncombe County)
- (4) NC Department of Public Instruction (Average Daily Membership)
- (5) UD Department of Labor (Buncombe County)

TOWN OF WEAVERVILLE, NORTH CAROLINA
Principal Employers
Current Year and Nine Years Ago

	2017			2008		
	Employees	Rank	Percentage of Total Town Employment	Employees	Rank	Percentage of Total Town Employment
Employer:						
Thermo Fisher	570	1	14.77%	611	2	19.00%
Walmart	260	2	6.74%	-		
Arvato / Sonopress	223	3	5.78%	625	1	19.43%
Ingles	201	4	5.21%	208	3	6.47%
Baldor	180	5	4.67%	-		
Lowe's	165	6	4.28%	-		
Brian Center	150	7	3.89%	123	6	3.82%
Conrad Industries	102	8	2.64%	74	8	2.30%
Buncombe County Schools	98	9	2.54%	116	7	3.61%
Town of Weaverville	63	10	1.63%	56	9	1.74%
Balcrank	50	11	1.30%	53	10	1.65%
Reliance	-		0.00%	130	4	4.04%
Shorewood	-		0.00%	127	5	3.95%
Total	<u>2,062</u>		<u>53.45%</u>	<u>2,123</u>		<u>66.01%</u>

The employers in Weaverville provide jobs for individuals from Buncombe, Madison, Yancey and Mitchell Counties in North Carolina and from Unicoi County in Tennessee.

TOWN OF WEAVERVILLE, NORTH CAROLINA
 Full-time Equivalent Town Government Employees by Function/Program
 Last Ten Fiscal Years

Function/Program	Full-time Equivalent Employees as of June 30,									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<u>Administration</u>	5	5	5	5	5	5	5	6	6	6
Manager	1	1	1	1	1	1	1	1	1	1
Finance Officer	1	1	1	1	1	1	1	1	1	1
Adm. Assistant	1	1	1	1	1	1	1	1	1	0
Account Clerk/Tax	1	1	1	1	1	1	1	2	2	2
Zoning/Clerk	1	1	1	1	1	1	1	1	1	2
<u>Police</u>	14	14	14	15	15	15	15	15	15	15
Chief	1	1	1	1	1	1	1	1	1	1
Lieutenant	1	1	1	1	1	1	1	1	0	0
Detective	1	1	1	1	1	1	1	1	2	2
Sergeant	2	2	2	2	2	2	2	2	2	2
Corporal	2	2	2	2	2	2	2	2	2	2
Officer	6	6	6	7	7	7	7	7	7	7
Reception	1	1	1	1	1	1	1	1	1	1
<u>Fire</u>	17	18	18	18	18	18	18	18	18	18
Chief	1	1	1	1	1	1	1	1	1	1
Dept. Chief	0	1	1	1	1	1	1	1	1	1
Fire Marshal	1	1	1	1	1	1	1	1	1	1
Battalion Chief	3	3	3	3	3	3	3	3	3	3
Captain	3	3	3	3	3	3	3	3	3	3
Fire Fighter	9	9	9	9	9	9	9	9	9	9
<u>Public Works</u>	20	20	20	22	22	22	22	22	23	22
Director	1	1	1	1	1	1	1	1	1	1
Adm. Assistant	1	1	1	1	1	1	1	1	1	0
Supervisor	2	2	2	2	2	2	2	2	2	2
Equipment II	1	1	1	1	1	1	1	1	1	1
Equipment I	3	3	3	3	3	3	3	3	3	3
Water Treat.	3	3	3	4	4	4	4	4	5	4
Meter Reader	1	1	1	1	1	1	1	1	1	1
Skilled Labor	4	4	4	4	4	4	4	4	4	6
Semi-Skilled	2	2	2	3	3	3	3	3	3	3
Water Tr. Sup.	1	1	1	1	1	1	1	1	1	0
Water Tr. A Sup.	1	1	1	1	1	1	1	1	1	1
Total Employees	56	57	57	60	60	60	60	61	62	61

Source: Town Budget Office

Notes: A full-time employee is scheduled to work the following hours:

Administration: 1,950 hours annual

Police: 2,184 hours annual

Fire: 2,756 hours annual

Public Works: 2,080 hours annual

TOWN OF WEAVERVILLE, NORTH CAROLINA
 Operating Indicators by Function/Program
 Last Ten Calendar Years

Function/Program	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Administration										
Zoning Permits	145	106	96	79	60	89	87	47	31	87
Tax Collection Rate	100%	100%	99%	99%	99%	99%	99%	99%	99%	99%
Tax Rate	0.43	0.37	0.36	0.36	0.375	0.375	0.4	0.42	0.42	0.44
Police										
*Dollar Value Stolen	\$ 76,915	\$ 48,443	\$ 45,313	\$ 138,054	\$ 125,829	\$ 57,340	\$ 203,724	\$ 180,388	\$ 287,855	\$ 81,539
*Dollar Value Recovered	\$ 50,483	\$ 6,020	\$ 25,505	\$ 68,908	\$ 35,210	\$ 41,833	\$ 92,045	\$ 88,272	\$ 87,725	\$ 68,010
Criminal Activities	98	72	97	136	213	297	211	288	379	302
Total Activities	22,556	23,347	26,468	33,516	46,701	52,027	67,293	69,289	68,775	67,648
Patrol Miles Driven	134,579	127,907	124,067	114,598	127,476	124,653	123,039	110,448	114,781	120,319
Fire										
Vehicle Fires	7	6	6	6	7	12	13	6	10	11
Vehicle Loss	\$ 17,750	\$ 65,000	\$ 119,150	\$ 100,600	\$ 14,750	\$ 14,000	\$ 66,350	\$ 16,800	\$ 23,672	\$ 32,800
Structure Fires	20	14	7	12	13	8	15	11	11	40
Structure Loss	\$ 560,120	\$ 988,415	\$ 294,650	\$ 350,000	\$ 331,780	\$ 160,400	\$ 98,470	\$ 93,350	\$ 271,450	\$ 160,300
Total Calls	1,558	1,602	1,727	1,571	1,666	1,503	1,595	1,679	1,670	1,655
Public Works										
Solid Waste/Program Cost	\$ 330,838	\$ 352,905	\$ 494,921	\$ 576,988	\$ 365,203	\$ 375,544	\$ 299,625	\$ 312,952	\$ 505,910	\$ 349,462
Cost per Household	\$ 201.63	\$ 245.27	\$ 299.95	\$ 349.69	\$ 202.89	\$ 217.45	\$ 167.58	\$ 175.03	\$ 257.46	\$ 179.86
Cost per Ton Recyclables	\$ 158.15	\$ 153.83	\$ 143.88	\$ 121.30	\$ 240.45	\$ 224.35	\$ 162.00	\$ 169.21	\$ 273.53	\$ 280.02
Recovered Tons	219.52	263.34	271.58	330.18	357.98	361.06	388.15	407.56	427.94	449.33
Street Signs Installed	9	13	12	44	88	14	16	10	12	18
Paving Repairs	34	26	13	10	20	12	26	18	28	16

continued on next page

TOWN OF WEAVERVILLE, NORTH CAROLINA
 Operating Indicators by Function/Program
 Last Ten Calendar Years

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Water										
Water Mains										
Six inch	104,550	106,325	106,325	106,325	106,325	106,325	106,325	106,685	106,745	107,578
Eight inch	100,325	110,462	110,462	110,462	111,592	114,089	114,089	114,229	116,806	116,806
Ten inch	25,795	25,795	25,795	25,795	25,795	25,795	25,795	25,795	25,795	25,795
Twelve inch	17,300	21,855	21,855	21,855	21,855	23,805	23,805	23,805	23,805	23,805
Twenty inch	21,400	21,400	21,400	21,400	21,400	21,400	21,400	21,400	21,400	21,400

Source: Various Town departments

TOWN OF WEAVERVILLE, NORTH CAROLINA
 Capital Asset Statistics by Function/Program
 Last Ten Calendar Years

Function/Program	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol units	15	15	15	15	15	15	15	15	15	15
Fire stations	1	1	1	1	1	1	1	1	1	1
Refuse collection										
Collection trucks	2	2	2	2	2	2	2	2	2	2
Other public works										
Streets (miles)	18.03	18.03	18.03	18.03	18.03	18.03	18.03	18.18	19.13	19.29
Streetlights	301	301	301	301	301	301	301	301	301	301
Traffic signals	7	7	7	7	7	12	12	12	12	12
Water										
Transmission lines (miles)	51.01	54.14	54.14	54.14	54.14	55.09	55.09	55.18	56.13	56.13
Fire hydrants	284	389	389	389	389	402	402	404	410	410
Storage capacity (thousands of gallons)	3,950	3,950	3,950	3,950	3,950	3,950	3,950	3,950	3,950	3,950

Sources: Various Town Departments

Notes:

Traffic signals are maintained by North Carolina Department of Transportation.

Streetlights are provided by Progress Energy.

Town street total includes gravel and hard surface.

Police vehicles include support vehicles.

COMPLIANCE SECTION



**Report On Internal Control Over Financial Reporting And On Compliance
And Other Matters Based On An Audit Of Financial Statements
Performed In Accordance With *Government Auditing Standards***

Independent Auditors' Report

To the Honorable Mayor and
Members of the Town Council
Weaverville, North Carolina

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, and each major fund of the Town of Weaverville, North Carolina, as of and for the year ended June 30, 2017, and the related notes to the financial statements, which collectively comprises the Town of Weaverville's basic financial statements, and have issued our report thereon dated October 31, 2017. Our report includes a reference to other auditors who audited the financial statements of the Town of Weaverville ABC Board, as described in our report on the Town of Weaverville's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported separately by those auditors. The financial statements of the Town of Weaverville ABC Board were not audited in accordance with *Government Auditing Standards*.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Town of Weaverville's internal control over financial reporting (internal control) to determine the audit procedures that were appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town of Weaverville's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control.

Our consideration of internal control was for limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies, and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in the accompanying Schedule of Findings and Responses, we identified a deficiency in internal control that we consider to be a material weakness.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiency described in the accompanying Schedule of Findings and Responses as items 2017-01 to be a material weakness.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Town of Weaverville, North Carolina's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed an instance of noncompliance that is required to be reported under *Government Auditing Standards*, which is described in the accompanying Schedule of Findings and Responses as item 2017-02.

Town of Weaverville's Responses to Findings

The Town of Weaverville's responses to the findings identified in our audit are described in the accompanying Schedule of Findings and Responses. The Town's responses were not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Donald Killian CPA Group, P.A.

Asheville, North Carolina
October 31, 2017

TOWN OF WEAVERVILLE, NORTH CAROLINA
SCHEDULE OF FINDINGS AND RESPONSES
For the year ended June 30, 2017

II. Financial Statement Findings

Finding 2017-01

Criteria: Management should have a system in place to reduce the likelihood of errors in financial reporting.

Condition: Management incorrectly recorded prepayments for health insurance as current year expenditures. Material adjustments were required in order for the Town's financial statements to be fairly presented in accordance with GAAP.

Cause: Expenditures were not properly reviewed for prepayment.

Effect: Errors in financial reporting could occur and go undetected.

Recommendation: Management should implement procedures to ensure that payments are recorded in the proper accounting period. A formal process should also be established to review balance sheet accounts for errors throughout the year.

Management's Response: Management agrees with the finding. Procedures will be implemented to ensure this finding is not repeated in the future.

Finding 2017-02

Criteria: The Finance Officer must pre-audit all obligations and disbursements of the Town as required by G.S. 159-28(a).

Condition: During the year, we noted one contract agreement that was not affixed with the pre-audit certificate.

Cause: The contract noted was a unique situation where the execution of said contract fell outside of the Town's normal course of business.

Effect: In the instance described above, the Town was not in compliance with N.C. General Statutes. Contracts entered into by the Town could be considered void if they are not affixed with the pre-audit certificate.

Recommendation: Management should ensure that procedures currently in place over contracts and other written obligations are sufficient to comply with the pre-audit process as required by the NC General Statutes.

Management's Response: Management has procedures in place to ensure the pre-audit process is completed and that all contracts are affixed with the appropriate pre-audit certificate. The contract noted here was an unusual circumstance, and executed during a transitional period for the Town when an interim Finance Officer was in place.

TOWN OF WEAVERVILLE, NORTH CAROLINA
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
For the year ended June 30, 2017

No findings reported in prior year.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: December 18, 2017
Subject: Departmental Quarterly Report: Public Works & Water Departments
Presenter: Public Works Director
Attachments: Quarterly Report

Description:

Attached please find the quarterly report.

Council Action Requested:

No action requested.

TOWN OF WEAVERVILLE PUBLIC WORKS ACTIVITY SHEET

September/ October/ November 2017

WATER MAINTENANCE:

Water Leaks Repaired	<u>10</u>	
New Water Taps	<u>21</u>	
Water Quality Complaints	<u>0</u>	
Meter Re-Read Service Calls	<u>153</u>	
General Service Calls	<u>333</u>	
Water Door Tags Delivered	<u>55</u>	
Water Line Locate Utility Service Calls	<u>388</u>	
Water Meter Change Outs to Radio Read	<u>51</u>	
Reservoir-Pump Station Site Checks	<u>462</u>	
Water Line Construction Site Supervision/Inspections:	Creekside	Village
	Maple Trace	

WEAVERVILLE WATER PRODUCTION:

1. Water Treatment Plant	<u>48,867,000</u>	GALLONS
2. Water Purchased from Asheville	<u>0</u>	GALLONS
A. TOTAL WATER PRODUCTION (1+2)	<u>48,867,000</u>	GALLONS
B. TOTAL METERED FOR BILLING	<u>37,366,600</u>	GALLONS
C. Metered and Non-Metered/Non-Billed Use	<u>6,208,150</u>	GALLONS
D. Total Accounted For Water (B+C)	<u>43,574,750</u>	GALLONS
E. TOTAL UNACCOUNTED (A-D)	<u>5,292,250</u>	GALLONS

WEAVERVILLE WATER DEPARTMENT CAPACITY VS PRODUCTION:

WATER PLANT DESIGN CAPACITY:	1,500,000	GALLONS PER DAY
NET SALABLE PRODUCTION CAPACITY:	1,300,000	GALLONS PER DAY

NET SALABLE PRODUCTION CAPACITY:	1,300,000	GALLONS PER DAY
QUARTERLY AVG DAILY PRODUCTION:	536,909	GALLONS PER DAY
AVERAGE USE AS A PERCENTAGE OF CAPACITY	<u>41.3 %</u>	

UNACCOUNTED FOR RUNNING ANNUAL AVERAGE:

1. Finished Water Pumped to System	<u>195,543,000</u>	GALLONS
2. Unaccounted for Water	<u>20,544,202</u>	GALLONS
3. Unaccounted for Water as a Percentage	<u>10.5 %</u>	

STREET MAINTENANCE:

Street Work Orders Completed	<u>16</u>	
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SANITATION Garbage Collection Points:

Residential Collections Points	<u>22,445</u>	
Business Pick Ups	<u>805</u>	
Residential Set-Outs	<u>842</u>	
TOTAL	24,092	
Total Tons to Landfill	<u>342.6</u>	
Average Pounds Per Collection Point	<u>28.44</u>	
Cubic Yards - Yard Debris	<u>99</u>	
Cubic Yards - Brush Chipped	<u>430</u>	
Cubic Yards - Leaf Collection (collection begins October 15th)	<u>778</u>	

PARKS AND RECREATION FACILITY MAINTENANCE DEPARTMENT

P&R Projects/Repairs Completed	<u>6</u>	
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OUTSTANDING WATER COMMITMENTS

TOWN OF WEAVERVILLE PUBLIC WORKS DEPARTMENT WATER COMMITMENTS

Prepared by: Tony Laughter, Public Works Director

REVISED 12/12/2017

EXPIRES	NOTES	STATUS	PROJECT NAME	Address	Description	Number of Units	Gallons per Connections per day	PROJECTED USE
May-18	occupancy near	50%	Monticello Appartments	145 Monticello Road	168 Unit Appartment Building	168	250	42,000
	active construction		Amblers Chase	Reems Creek Road	22 Residential	22	250	5,550
	out of town	3rd phase	Serrus Creeside LLC	Creekside Village	84 3br. Residential Units	84	250	21,000
March- 18	out of town	complete	Drew Norwood Windsor Augtry	Maple Trace Subdivision	145 Residential Lots	145	250	36,250
			Serrus Creeside LLC	Creekside Village	38 3 Br. Residential Units	38	250	9,500
Nov-18			Project Approved for Const.	Buckner Reens Creek	Residential Units	72	250	18,000
			Doan Road Duplexes	Doan Road	7 Duplexes	14	250	3,500
		complete	Lilly Farm	New Homes at North Main	Residential Units	46	250	11,500
	out of town	complete	North Asheville Baptist Church	90 Griffee Road	Church	1	3000	3,000
	out of town	complete	ASPCA	Murphy Hill Road	Animal Rescue Center	1	7000	7,000
	in process		Greenwood Park Phase 1 & 2	Reems Creek Village	19 Residential Lots	19	250	4,750
	active construction		44 Central Avenue	44 Central Avenue	6 residential homes	6	250	1,500
Dec - 18	no activity		Blue Ridge Crossing	Garrison Branch Road	174 Unit Apartment Project	174	229	39,846
			Existing but not active meter sets		164 open meter sets	164	250	41,000
Oct-18	initial movement		Fairfield Inn	off of Weaver Blvd	108 Rooms	108	125	13,500
	active construction		Outparcel Resturant	61 Weaverville Blvd.	Hardees	1	4,000	4,000
Total						1063		261,896

Projected in Town vacant land developemnt reserve of 158,800 gallons per day.

(931 units)

(I would recommend this as a reserve deduction for the in - fill of inside town limit properties)

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: December 18, 2017

SUBJECT: Waterline Acceptance and Authorization for Staff Level Approval – Greenwood Park Phase 1 and 2

PRESENTER: Public Works Director

ATTACHMENTS: Approved Easement Plat

DESCRIPTION/SUMMARY OF REQUEST:

Greenwood Park LLC continues its development in the Reems Creek Village area, including Greenwood Park Phase I. This development has included the installation of the water lines that will serve both Phase I and Phase II of Greenwood Park and those lines are ready to be accepted into the Town’s water system. A water easement plat is attached showing the lines and the easement area.

The Public Works Director is requesting that Town Council accept the waterline extension and related improvements into the Town’s water system subject to staff level approval by the Public Works Director, Town Manager and Town Attorney. The Public Works Director also urges Town Council to set an improvement defects guaranty at \$5,000.00 to cover any defects that might be discovered within three years of our acceptance. The Town Attorney has already been in communication with the owner and has documents that are ready for signature and recording pending Town Council approval.

Staff will be present at tonight’s meeting to answer any questions that Council might have regarding this matter before any action is considered.

ACTION REQUESTED:

Council discussion and action to (1) accept the waterline extension and related improvements into the Town’s water system subject to staff level approval by the Town Manager, Town Attorney and Public Works Director, and (2) set the improvement defects guaranty amount at \$5,000.00.

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: December 18, 2017

SUBJECT: Waterline Acceptance and Authorization for Staff Level Approval – Maple Trace Phase III

PRESENTER: Public Works Director

ATTACHMENTS: Approved Easement Plat

DESCRIPTION/SUMMARY OF REQUEST:

Windsor Built Homes, Inc., is in the process of developing a subdivision outside of Town limits known as Maple Trace. They have completed the water infrastructure for Phase III and those lines are ready to be accepted into the Town’s water system. A water easement plat is attached showing the lines and the easement area.

The Public Works Director is requesting that Town Council accept the waterline extension and related improvements into the Town’s water system subject to staff level approval by the Public Works Director, Town Manager and Town Attorney. The Public Works Director also urges Town Council to set an improvement defects guaranty at \$5,000.00 to cover any defects that might be discovered within three years of our acceptance. The Town Attorney has been working with the owner’s attorney to get the necessary easement documents in place pending Town Council approval.

Staff will be present at tonight’s meeting to answer any questions that Council might have regarding this matter before any action is considered.

ACTION REQUESTED:

Council discussion and action to (1) accept the waterline extension and related improvements into the Town’s water system subject to staff level approval by the Town Manager, Town Attorney and Public Works Director, and (2) set the improvement defects guaranty amount at \$5,000.00.

NOTES:

- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM 1708700100, DATED 10/01/00.
- PROPERTY SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.
- IF SURVEYOR HAS NOT PROVIDED WITH A LEGAL TITLE SEARCH, THERE MAY BE EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIONS, COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS PROPERTY.
- AS BEING SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THE SITE ARE NOT NECESSARILY SOCIAL, SUBSTANTIAL AND ENVIRONMENTAL CONDITIONS HEREON SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONDITIONS, COVENANTS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- SI AREA BY COORDINATE COMPUTATION.
- ALL DISTANCES ARE HORIZONTAL UNLESS OTHERWISE STATED. THE COMMON LINE FACTOR IS 0.999999999.
- SUBJECT PROPERTY IS ZONED R-10 FOR THE BLAUNDESBORO COUNTY ZONING ORDINANCE. REFER TO THE ORDINANCE FOR REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.
- ALL NC GRID COORDINATES SHOWN HEREON ARE BASED ON NC GRID ANGLES 2011.1. THE VERTICAL DATUM FOR ALL ELEVATIONS SHOWN HEREON IS NAVD83.
- IN THE EVENT OF A DISPUTE AS TO THE CORNER OR BOUNDARY OF ANY OF THE LOTS, THE SURVEYOR SHALL BE BOUND BY THE LOCATION OF THE CORNER OR BOUNDARY AS SHOWN ON THIS SURVEY. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE LOCATION OF THE CORNER OR BOUNDARY AS SHOWN ON THIS SURVEY. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE LOCATION OF THE CORNER OR BOUNDARY AS SHOWN ON THIS SURVEY.

ATTACHMENTS:

- DR 5422 PG 1703
- DR 5206 PG 1186
- DR 5422 PG 1703
- DR 104 PG 171
- DR 184 PG 146

WINDSOR BUILT HOMES, INC.
 100 WINDSOR DRIVE
 WINDSOR, NC 27587
 DR 5206 PG 1186
 DR 104 PG 171
 DR 184 PG 146
 DR 184 PG 146
 DR 184 PG 146
 DR 184 PG 146

MSD CONTROL MEASUREMENT
 NC GRID COORD. ANGLES 2011.1
 W 734.213.00
 E 393.736.00
 ELEV. = 871.17' ELEVATION

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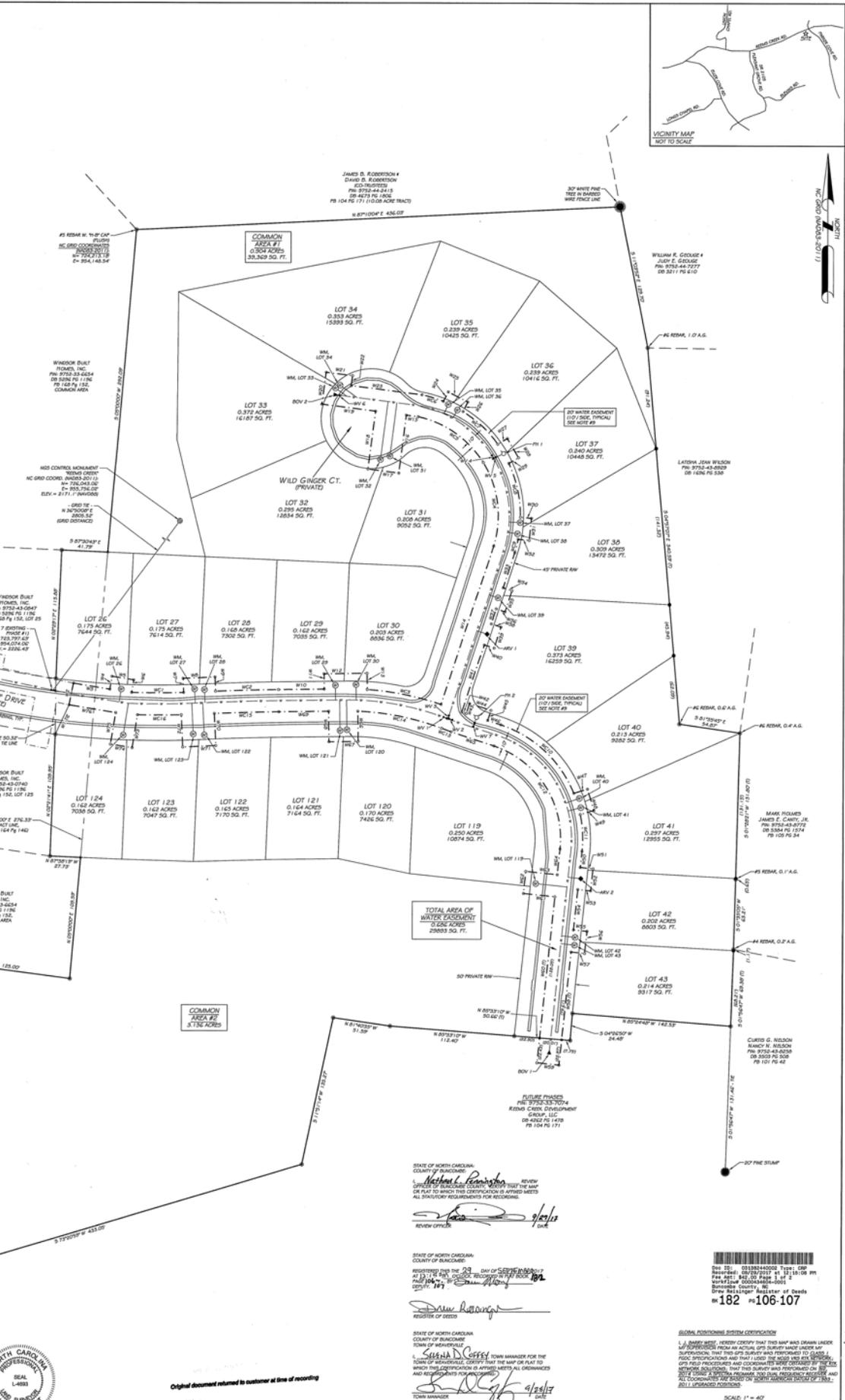
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 DR 184 PG 146
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 DR 184 PG 146
 DR 184 PG 146



REVISION HISTORY

NO.	DATE	DESCRIPTION	BY

WATER EASEMENT PLAT FOR:
TOWN OF WEAVERVILLE
 ACROSS THE PROPERTY OF:
WINDSOR BUILT HOMES, INC.
 FOR THE DEVELOPMENT:
MAPLE TRACE - PHASE 3

STATE OF NORTH CAROLINA
 COUNTY OF BLAUNDESBORO
 I, **Nathan L. Reynolds**, REVIEWER
 DO HEREBY CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTE REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER: **Nathan L. Reynolds** DATE: **9/21/13**

STATE OF NORTH CAROLINA
 COUNTY OF BLAUNDESBORO
 I, **Drew Huggins**, SURVEYOR
 DO HEREBY CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTE REQUIREMENTS FOR RECORDING.
 SURVEYOR: **Drew Huggins** DATE: **9/21/13**

REGULATORY AGENCY: **Blaine H. Huggins**, REGISTER OF DEEDS
 182 PG 106-107

MCABEE & ASSOCIATES, P.A.
 PROFESSIONAL LAND SURVEYING
 Eric S. McCabe, P.L.S.
 J. Barry West, P.L.S.
 Wallace S. McCabe, P.L.S. (Emeritus)
 3 McAbee Trail, Fairview North Carolina, 28730
 www.mcabeesurvey.com Firm License Number: C-694

161
 SHEET 1 OF 2

182/106

182/106

182/106

NOTES: 1) SEE SHEET ONE OF TWO FOR THE CERTIFICATIONS, NOTES AND LEGEND ASSOCIATED WITH THIS SURVEY PLAT.

LINE TABLE with columns: LINE #, BEARING, DISTANCE. Lists survey points from 101 to 176.

CURVE TABLE with columns: CURVE #, BEARING, CHORD BEARING, CHORD LENGTH, ARC LENGTH. Lists curve data for points 101-176.

LOT ADDRESS CHART with columns: LOT #, ADDRESS. Lists addresses for lots 26 through 124.

WATER METER AS-BUILT DATA CHART. TABLE with columns: LOT #, NORTHING D, EASTING D, E.L., SURV. P.C.#. Lists meter data for lots 26-124.

WATER VALVE AS-BUILT DATA CHART. TABLE with columns: LOT #, NORTHING D, EASTING D, E.L., SURV. P.C.#. Lists valve data for lots 26-124.

POLE METER AS-BUILT DATA CHART. TABLE with columns: LOT #, NORTHING D, EASTING D, E.L., SURV. P.C.#. Lists pole meter data for lots 26-124.

AIR RELEASE & BLOW-OFF VALVE AS-BUILT DATA CHART. TABLE with columns: LOT #, NORTHING D, EASTING D, E.L., SURV. P.C.#. Lists air release and blow-off valve data for lots 26-124.

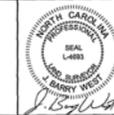
STATE OF NORTH CAROLINA... REVIEWED BY: [Signature] DATE: [Date]

STATE OF NORTH CAROLINA... REVIEWED BY: [Signature] DATE: [Date]

STATE OF NORTH CAROLINA... REVIEWED BY: [Signature] DATE: [Date]

Original document returned to customer at time of recording

McABEE & ASSOCIATES, P.A. PROFESSIONAL LAND SURVEYING. 610 S. McAbee, P.L.S. j. Berry West, P.L.S. Telephone: (828) 628-1204



REVISION HISTORY table with columns: NO., DATE, DESCRIPTION, BY.

WATER EASEMENT PLAT FOR: TOWN OF WEAVERVILLE ACROSS THE PROPERTY OF: WINDSOR BUILT HOMES, INC. FOR THE DEVELOPMENT: MAPLE TRACE - PHASE 3

RECORDING INFORMATION: DATE: 02/26/2017, PROJECT #: 11478, DRAWING #: G-17-4126, SHEET 2 OF 2. 162

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: December 18, 2017

SUBJECT: Waterline Acceptance and Authorization for Staff Level Approval – Water Pointe

PRESENTER: Public Works Director

ATTACHMENTS: Approved Easement Plat

DESCRIPTION/SUMMARY OF REQUEST:

Mayfair Partners, LLC, is in the process of developing the property formerly known as 97 Lakeshore Drive in accordance with a special use permit that was issued for a 14-lot single family home unified housing development that will be known as Water Pointe. The development included the installation of the water lines that will serve all of the lots within Water Pointe and those lines are ready to be accepted into the Town’s water system. A water easement plat is attached showing the lines and the easement area.

The Public Works Director is requesting that Town Council accept the waterline extension and related improvements into the Town’s water system subject to staff level approval by the Public Works Director, Town Manager and Town Attorney. The Public Works Director also urges Town Council to set an improvement defects guaranty at \$3,000.00 to cover any defects that might be discovered within three years of our acceptance. The Town Attorney has been working with the owner to get the necessary easement documents in place pending Town Council approval.

Staff will be present at tonight’s meeting to answer any questions that Council might have regarding this matter before any action is considered.

ACTION REQUESTED:

Council discussion and action to (1) accept the waterline extension and related improvements into the Town’s water system subject to staff level approval by the Town Manager, Town Attorney and Public Works Director, and (2) set the improvement defects guaranty amount at \$3,000.00.

NOTES

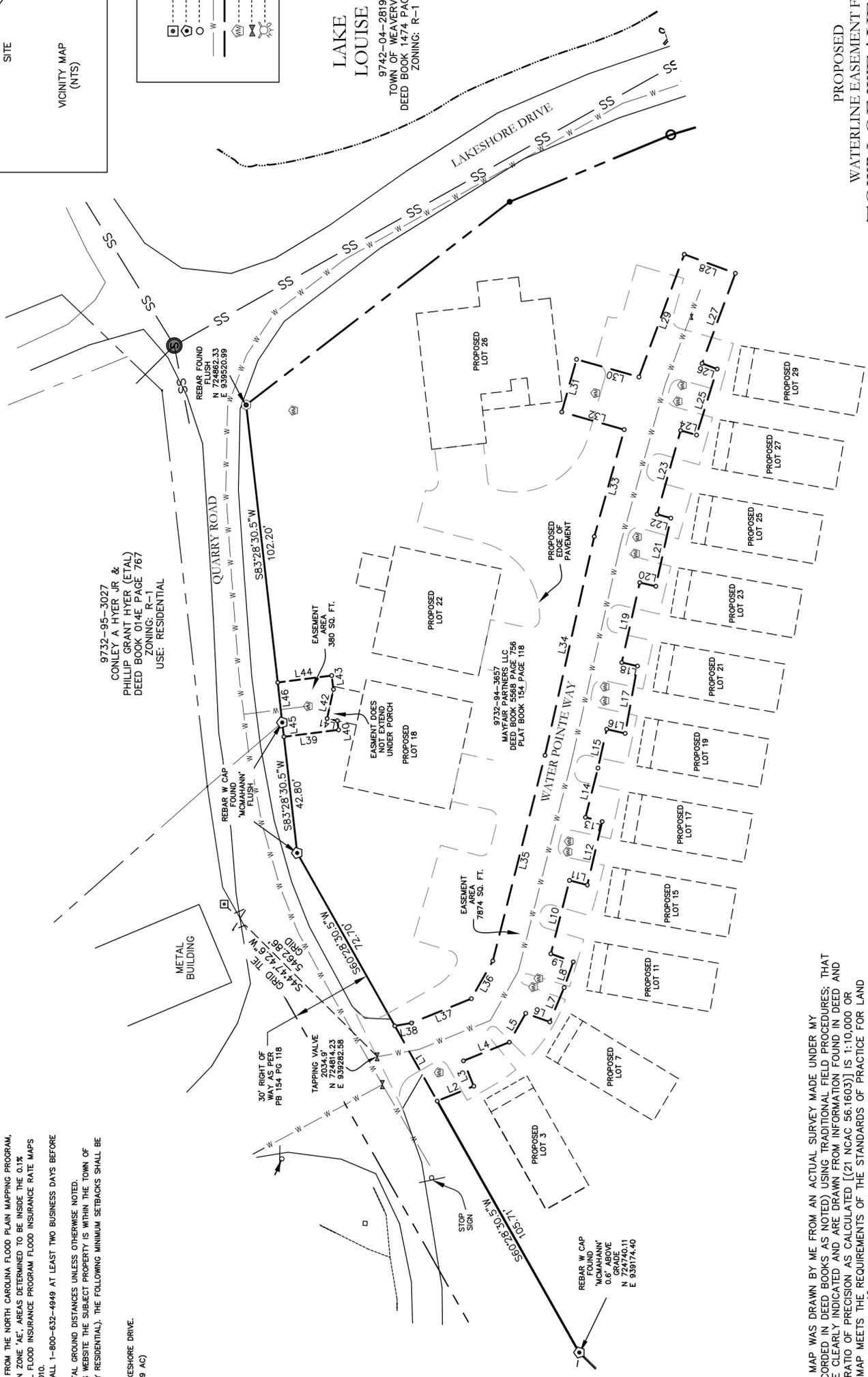
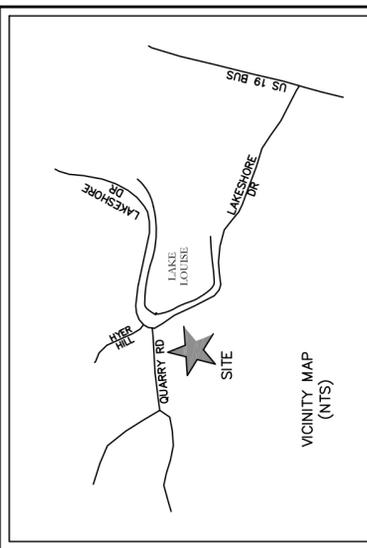
1. ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.
2. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
3. THIS PROPERTY MAY BE SUBJECT TO RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED NOT SHOWN HEREON.
4. ADDITIONAL PROPERTY OWNER INFORMATION OBTAINED FROM THE BUNCOMBE COUNTY GIS WEBSITE AND DOCUMENTS OF RECORD.
5. THE CERTIFICATION SHOWN HEREON IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES.
6. BASED ON GRAPHICAL LOCATION INFORMATION FROM THE NORTH CAROLINA FLOOD PLAIN MAPPING PROGRAM, PORTIONS OF THE SUBJECT PROPERTY LIES WITHIN ZONE "AE". AREAS DETERMINED TO BE INSIDE THE 0.1% ANNUAL CHANCE FLOOD, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS 57009732000 EFFECTIVE DATE OF JANUARY 6, 2010.
7. NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4649 AT LEAST TWO BUSINESS DAYS BEFORE DIGGING.
8. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
9. ACCORDING TO THE TOWN OF WEAVERVILLE GIS WEBSITE THE SUBJECT PROPERTY IS WITHIN THE TOWN OF WEAVERVILLE LIMITS AND IS ZONED R-1 (PRIMARY RESIDENTIAL). THE FOLLOWING MINIMUM SETBACKS SHALL BE REQUIRED FOR USES IN THE R-1 DISTRICT:
FRONT: 30 FEET, SIDE: 10 FEET REAR: 25 FEET
NO. NO. RECORDED RIGHT OF WAY FOUND FOR LAKESHORE DRIVE.
11. TOTAL AREA OF EASEMENT 8254 SQ. FT. (0.19 AC)

LINE	BEARING	DISTANCE
L1	S80°28'30"W	31.59
L2	S22°05'43"E	14.47
L3	N67°54'17"E	10.00
L4	S22°05'43"E	18.14
L5	S60°17'27"E	12.16
L6	S19°35'06"W	9.37
L7	S67°11'34"E	13.63
L8	S70°23'54"E	0.00
L9	S19°35'06"E	27.70
L10	S14°16'59"W	6.77
L11	S76°49'35"E	23.63
L12	N14°16'59"E	6.31
L13	S75°43'07"E	18.59
L14	S77°16'09"E	14.58
L15	S12°43'51"W	6.95
L16	S79°40'39"E	25.03
L17	N12°43'51"E	20.99
L18	S72°13'51"W	6.08
L19	S77°23'57"E	25.51
L20	N15°43'07"E	5.23
L21	S74°16'53"E	31.84
L22	S15°43'07"W	23.82
L23	S74°16'53"W	40.64
L24	S15°43'07"W	6.08
L25	S72°35'48"E	25.28
L26	N20°20'19"E	5.88
L27	S69°39'41"E	35.17
L28	N60°07'14"W	47.88
L29	N22°05'45"W	6.72
L30	S07°13'57"E	20.20
L31	N74°16'53"W	20.00
L32	S15°43'07"W	23.82
L33	N74°16'53"W	40.64
L34	N77°16'09"W	82.06
L35	N75°43'07"W	77.80
L36	N60°07'27"W	15.92
L37	N22°05'45"W	6.72
L38	S07°13'57"E	20.20
L39	N82°46'03"E	3.35
L40	N12°11'32"E	3.86
L41	N12°11'32"E	3.86
L42	S77°48'08"E	10.94
L43	N82°46'03"E	5.05
L44	N07°13'57"W	19.95
L45	N82°54'40"E	5.25
L46	N83°40'34"E	14.75

LEGEND

- NCSS MONUMENT
- REBAR W CAP FOUND
- UNMARKED POINT
- WATER LINE
- WATER LINE EASEMENT
- WATER METER
- WATER VALVE
- HYDRANT

LAKE LOUISE
9742-04-2819
TOWN OF WEAVERVILLE
DEED BOOK 1474 PAGE 630
ZONING: R-1



I, JOSEPH KANE, CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOKS AS NOTED) USING TRADITIONAL FIELD PROCEDURES; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND ARE DRAWN FROM INFORMATION FOUND IN DEED AND PLAT BOOKS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED [(21 NCAC 56.1603)] IS 1:10,000 OR BETTER (CLASS A); AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA [(21 NCAC 56.1600)]; THAT THE VERTICAL CONTROL WAS COMPLETED TO MEET THE CLASS C STANDARD; FURTHERMORE, STATE PLANE COORDINATES FOR THIS SURVEY WERE OBTAINED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS SURVEY:

HORIZONTAL POSITIONAL ACCURACY: 0.03'
VERTICAL POSITIONAL ACCURACY: 0.15'
TYPE OF GNSS FIELD PROCEDURE: STATIC (POST-PROCESSED USING OPUS-RS AND TOPCON TOOLS SOFTWARE)
DATE OF SURVEY: FEB 29, 2016
VERTICAL DATUM: NAVD 88
GEOD MODEL: GEOD 12A
LOCALIZATION POINT: NORTHING: 724878.29' EASTING: 939811.06'
COMBINED SCALE FACTOR: 0.999809
UNITS: U.S. SURVEY FEET

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(f)(11):
C 4). THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL
THIS DAY _____

JOSEPH KANE, PLS
N.C. PROFESSIONAL LAND SURVEYOR
LICENSE # L-5106

PRELIMINARY
FOR REVIEW
PURPOSES ONLY



ED HOLMES
& ASSOCIATES
LAND SURVEYORS P.A.

COMPANY LICENSE # C-2806
300 RIDGEFIELD CT., STE. 301, 28806
P.O. BOX 17335, ASHEVILLE, NC 28816
PHONE: (828) 225-6562

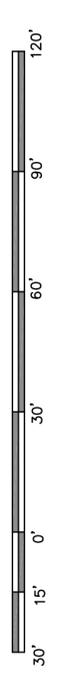
PROPOSED
WATERLINE EASEMENT FOR THE
TOWN OF WEAVERVILLE,
NORTH CAROLINA
ACROSS THE PROPERTY OF
MAYFAIR PARTNERS, LLC

PIN: 9744-50-4163
DB 5568 PG 756

TOWN OF WEAVERVILLE
BUNCOMBE COUNTY, NORTH CAROLINA
SCALE: 1" = 30' 12/7/2017

JOSEPH KANE, P.L.S.

JOB# 16044
MAYFAIR PARTNERS, LLC



TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

- Date of Meeting:** December 18th 2017
- Subject:** Water line extension and allocation request
for the proposed North Point multi-family project.
- Presenter:** Tony Laughter, Public Works Director
Marvin Mercer, Engineer for the applicant
- Attachments:** Application, Preliminary Plat, initial response to applicant.
- Description:** Water service request to serve the proposed Hawthorn Apartment complex consisting of 10 buildings containing 24 residential units each (240 total units). Allocation of 72,000 gallons per day with peak demand of 230 gpm. Fire protection would also be provided. Easement or purchase of property fronting on Ollie Weaver road would be required to meet our *2009 Water System Management Plan*. Would be served by master meter. Applicant requests irrigation meter. Irrigation meters are not being approved at this time.
- Action Requested:** Council discussion and decision regarding supplying service, voluntary annexation conditions, and/or other issues related to this proposed multi-family project.

TOWN OF WEAVERVILLE
WATER DEPARTMENT

APPLICATION FOR A COMMITMENT LETTER

NAME OF APPLICANT: Phil Paysonk
ADDRESS: 806 Green Valley Rd, Ste 311
Greensboro, NC, 27409
PHONE NO: 336-552-1700

PROJECT NAME: Hawthorne - Garrise Branch
LOCATION: Garrise Branch Rd
and Olive Water Rd
PIN NO: 9733-73-5347
ELEVATION: 2125

TYPE OF SERVICE:

- RESIDENTIAL
- SINGLE FAMILY HOME
 - TWO FAMILY _____ NO. OF BUILDINGS
 - MULTI - FAMILY 10 NO. OF BUILDINGS 24 UNITS PER BUILDING 240 unit total
 - RESIDENTIAL SUBDIVISION _____ NO. OF LOTS
- COMMERCIAL
- SINGLE COMMERCIAL BUILDING
 - UNIFIED BUSINESS DEVELOPMENT _____ NO. OF BUILDINGS _____ NO. OF UNITS
- INDUSTRIAL
- SANITARY FACILITIES ONLY
 - SANITARY & INDUSTRIAL PROCESS WATER
- OTHER
- FIRE SPRINKLER SYSTEM
 - IRRIGATION SYSTEM
 - _____

CAPACITY REQUESTED:

MAXIMUM GALLONS PER MINUTE 230
MAXIMUM GALLONS PER DAY 72,000
ANTICIPATED DATE OF SERVICE Fall 2017

PROJECT DESCRIPTION:

By way of Attachment(s) provide as much information as possible about this project. At minimum, attach a copy of the County Tax map showing the location of the property. If the project involves a subdivision or more than one building location, a topographic map of the property is required to show building or lot elevation.

ACKNOWLEDGMENT

I Janel Maxwell understand that the processing fee of \$ 35.00, paid herewith, is non-refundable and is to cover the costs of processing and investigating this request and that an additional Commitment Fee based on the size and number of connections is due upon approval. It is further understood that the Town has the exclusive right to deny the request for any reason whatsoever.

SIGNATURE [Signature]

DATE 4/2/17

Town of Weaverville
P. O. Box 338
Weaverville, NC 28787
(828) 645-7118

MERCER DESIGN GROUP, PC
PH. (828)645-7088
PO BOX 1516
WEAVERVILLE, NC 28787

66-7027/2531

2264

DATE 11/9/17 PWP

© DELUXE GRAVE COMPANY'S
SPECIALTY GRAVE SECURITY

PAY TO Town of Weaverville \$ 35.00
THE ORDER OF Thirty five 00/100 DOLLARS ← Heat Reactive Ink

HomeTrust Bank 
hometrustedbanking.com

MEMO _____ MP

⑆ 253 170279⑆ 000 1228568⑆ 02264

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

CHECK

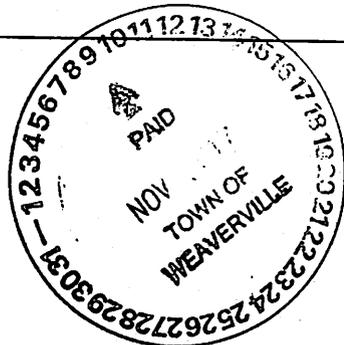
Nº 25360

TOWN OF WEAVERVILLE

WEAVERVILLE, NORTH CAROLINA 28787 Nov. 9, 2017

RECEIVED OF Mercer Design Group

Water Commitment Application Letter - \$35.00



TOTAL \$35.00

D. K. H. G.

CLERK

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

DATE OF MEETING: December 18, 2017
SUBJECT: Amendment to Adopted Fee Schedule
PRESENTER: Town Manager
ATTACHMENTS: Ordinance Amending the Town's Fee Schedule

DESCRIPTION:

Town Council adopted a fee schedule on June 19, 2017, as part of the budget ordinance. Staff would like for Council to consider an amendment to the processing fees for electronic payments (see Fee Schedule p. 4). The vendor that provides electronic payment options was unexpectedly slow in processing the contract that allowed for the lowering of the processing fees for electronic payments. The fees that are reflected in the fee schedule adopted on June 19th are now correct (as of November 30, 2017); however, the fees from July 1st through November 29th were a bit higher. Staff recommends that a notation be added to the Fee Schedule that processing fees for electronic payments prior to November 30, 2017, were pursuant to a convenience fee schedule adopted by ACI Worldwide and www.officialpayments.com. A notation concerning the effective date of the fee schedule and revision has also been added to the coverpage. All changes are shown in red for ease of reviewing the changes.

COUNCIL ACTION REQUESTED: Town Council discussion and consideration of the requested fee schedule amendments. Adoption of the Ordinance Amending the Town's Fee Schedule is recommended.

**ORDINANCE AMENDING THE TOWN OF WEAVERVILLE'S
FISCAL YEAR 2017/2018 FEE SCHEDULE**

WHEREAS, Town Council adopted the FY 2018 Fee Schedule on June 19, 2017;

WHEREAS, certain notations should be included in the Fee Schedule to make the rates pertaining to the processing of electronic payments clear;

NOW, THEREFORE, BE IT ORDAINED by Town Council of the Town of Weaverville, North Carolina, that effective immediately upon adoption the attached FY 2018 Fee Schedule is amended as noted therein with the stricken language denoted with strike-throughs and added language underlined.

ADOPTED THIS the 18th day of December, 2017, by a vote of ___ in favor and ___ against.

ALLAN P. ROOT, Mayor

ATTESTD BY:

APPROVED AS TO FORM:

DEREK HUNINGHAKE, Town Clerk

JENNIFER O. JACKSON, Town Attorney

TOWN OF WEAVERVILLE

FEE SCHEDULE

ADOPTED JUNE 19, 2017

Town Council

Dottie Sherrill
Mayor

John Penley
Vice Mayor

Doug Jackson
Councilman

Doug Dearth
Councilman

Andrew Nagle
Councilman

Patrick Fitzsimmons
Councilman

Selena D. Coffey
Town Manager

The FY 2018 Town of Weaverville Fee Schedule is effective July 1, 2017 unless otherwise noted. The entire schedule was adopted on June 19, 2017, but revisions have occurred on the following dates indicated below:

REVISION DATES

Processing Fees for Electronic Payments (p. 4) – Last revision adopted 12/18/17

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GENERAL ADMINISTRATIVE FEES

Returned check fee for non-tax payments\$25.00
 Returned check fee for tax payments 10%

Processing Fees for Electronic Payments
 (through ACI Worldwide and www.officialpayments.com)

Prior to November 30, 2017, processing fees for electronic payments were in accordance with rate schedules adopted by ACI Worldwide and www.officialpayments.com. The below rates are effective on and after November 30, 2017:

Utility Payments \$2.95 flat fee
 Tax Payments.....2.5% with a \$3.95 minimum
 Planning/Zoning Payments and Miscellaneous Payments.....2.5% with a \$1.95 minimum

Special Permit Fees (Reference Special Events Permit)

Events with Alcohol \$200.00
 Events with No Alcohol \$300.00

Facility Use Fees (Reference Facility Use Policy & Application)

Facility	Resident per Hour	Non-Resident per Hour	Deposit
Town Hall Community Room	\$100.00	\$300.00	\$500.00
Lake Louise Community Center & Parking Lot	\$50.00	\$200.00	\$250.00
Town Hall Community Room Kitchen	\$20.00	\$20.00	

Lake Louise Fishing License

Monthly, Town Residents\$10.00
 Monthly, Non-Residents.....\$20.00
 Annually, Town Residents.....\$20.00
 Annually, Non-Residents.....\$40.00

Solid Waste/Trash Violation..... \$50.00

Recycling Fee (included on monthly utility bill)..... \$2.59

Public Records Request Copying Charge(s)

8 1/2" x 11" black & white single-sided hardcopy (per page).....	\$0.02
8 1/2" x 11" color single-sided hardcopy (per page).....	\$0.09
8 1/2" x 11" black & white double-sided hardcopy (per page).....	\$0.03
8 1/2" x 11" color double-sided hardcopy (per page).....	\$0.18
Electronic Copies.....	No Charge

(Applicable postage will also be charged for mailing hard copy documents.)

Annexation Petition Fee \$500.00

Fire Hydrant Connection Permit \$30.00

Hourly Charges for Equipment/Personnel

Equipment

Police Car.....	\$15.00
16" Chain Saw.....	\$2.00
25" Chain Saw.....	\$3.00
Pumper Truck.....	\$80.00
Ladder Truck.....	\$150.00
Ton Truck (P/U Brush Truck.....	\$20.00
Command Vehicles.....	\$10.00
Tanker.....	\$30.00

Personnel

Firefighters, Police Officers, Public Works Employees.....	\$25.00
Captain.....	\$30.00
Chief Officers.....	\$35.00

Beer & Wine Privilege Licenses

Note: Municipalities are permitted to tax establishments who offer beer and wine for on and off premises consumption as follows:

Beer (on premises).....	\$15.00
Beer (off premises).....	\$5.00
Wine (on premises).....	\$15.00
Wine (off premises).....	\$10.00
Beer and/or Wine Wholesale.....	up to \$37.50

FIRE DEPARTMENT

Plans Review Permit.....	\$100.00
Fuel Dispensing Permit.....	\$50.00

Other potential charges from the Fire Department or Fire Marshal's Office due to fines associated with fire code and fire lane violations.

POLICE DEPARTMENT

Violations of General Provisions	\$100.00
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(Unless otherwise specifically provided, \$100.00 charge for each separate and distinct violation.)

Dangerous Dog Violations

Class I:	\$250.00 first day, and \$250.00 each subsequent day of continuous violation.
Class II:	\$500.00 first day, and \$500.00 each subsequent day of continuous violation.
Class III:	\$1,000.00 first day, and \$1,000.00 each subsequent day of continuous violation.

Parks and Recreation Violations (daily).....	\$25.00
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(Includes dogs on walking trail, and vehicles on grass/trail)

Truck Traffic on Residential Street	\$50.00
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Vegetation Violations	\$50.00
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Parking Violations	\$10.00
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(Includes all parking violations)

PLANNING & ZONING DEPARTMENT

Residential Zoning Permits:

Single Family Dwelling.....	\$150.00 plus \$0.05 per sq. ft. over 1,200
Multi Family Dwelling.....	\$300.00 plus \$50.00 per dwelling unit
Secondary Dwelling.....	\$150.00
Addition to Dwelling.....	\$75.00 plus \$0.05 per sq. ft. over 1,200
Accessory Structure.....	\$50.00 plus \$0.05 per sq. ft. over 100
Deck/Porch.....	\$50.00
Home Occupation.....	\$50.00
Internal Up-fit.....	\$50.00
Temporary Structure/Use.....	\$50.00

Commercial / Industrial Zoning Permits:

Commercial/Industrial Structure	\$350.00 plus \$0.05 per sq. ft. over 2,000
Commercial/Industrial Addition.....	\$100.00 plus \$0.05 per sq. ft. over 2,000
Accessory Structure.....	\$50.00 plus \$0.05 per sq. ft. over 500
Internal Up-Fit.....	\$100.00
Telecommunication Tower.....	\$4,000.00 per location or max allowed by law
Telecommunication Tower (Co-location, Microcell, Concealed)	\$500.00 per location or max allowed by law
Temporary Structure/Use.....	\$100.00

Sign Permits:

Sign Permit Fee.....	\$50.00 plus additional based upon total surface area of sign
Up to 32 sq. ft.....	\$25.00
33 - 64 sq. ft.....	\$50.00
65 - 96 sq. ft.....	\$100.00
97 sq. ft. plus	\$150.00 plus \$2.50 per sq. ft.

Special Use Permit or Related Amendment Fee.....	\$500.00
---	-----------------

Rezoning, Map or Text Amendment Fees:

Less Than 1 Acre	\$350.00
1 - 3 Acres.....	\$450.00
4 - 9 Acres.....	\$550.00
10 - 25 Acres	\$750.00
25 Acres plus.....	\$900.00

Conditional Zoning District:

Less Than 1 Acres	\$350.00
1 - 3 Acres.....	\$500.00
4 - 9 Acres.....	\$750.00
10 - 25 Acres	\$1,500.00
25 Acres Plus	\$2,500.00

Subdivision Fees:

Minor Subdivision.....	\$100.00 plus \$25 per lot
Major Subdivision.....	\$300.00 plus \$25 per lot

Miscellaneous Planning & Code Enforcement Fees:

Initial Review by Zoning Administrator	No charge
Zoning Verification Letter	\$25.00
Gaming Terminal Fees (per machine).....	\$1,000.00
Variance.....	\$250.00 plus \$50.00 for each variance requested
Interpretation.....	\$500.00

WATER DEPARTMENT

Administrative Water Fees

Account Establishment Service Charge	\$25.00
Seasonal Reconnect Fee	\$20.00
Reconnect Fee	\$60.00
Flow Test Fee.....	\$40.00
Meter Testing at Customer Request (Charged only if meter is operational)	\$40.00

Water Rates

For water used **INSIDE** the Corporate limits of the Town:

The first 3,000 Gallons or fraction thereof used monthly.....	\$7.96 per 1,000 gallons
The next 22,000 Gallons or fraction thereof used monthly	\$8.77 per 1,000 gallons
The next 75,000 Gallons or fraction thereof used monthly	\$9.53 per 1,000 gallons
The next 300,000 Gallons or fraction thereof used monthly.....	\$10.30 per 1,000 gallons
All over 500,000 Gallons or fraction thereof used monthly.....	\$11.07 per 1,000 gallons

For water used **OUTSIDE** the Corporate limits of the Town:

The first 3,000 Gallons or fraction thereof used monthly.....	\$15.91 per 1,000 gallons
The next 22,000 Gallons or fraction thereof used monthly	\$17.54 per 1,000 gallons
The next 175,000 Gallons or fraction thereof used monthly.....	\$19.07 per 1,000 gallons
The next 300,000 Gallons or fraction thereof used monthly.....	\$20.60 per 1,000 gallons
All over 500,000 Gallons or fraction thereof used monthly.....	\$22.13 per 1,000 gallons

Minimum Monthly Water Charges

The minimum monthly charge for water service shall be according to the size of the meter through which water is delivered to each customer in accordance with the following schedule:

Meter Size	Minimum Monthly Usage	Inside Town	Outside Town
5/8"	2,000 gallons	\$15.91	\$31.82
3/4"	4,000 gallons	\$32.49	\$64.98
1"	6,000 gallons	\$49.83	\$99.66
1 1/2"	11,200 gallons	\$94.86	\$189.72
2"	18,200 gallons	\$155.50	\$311.00
3"	36,200 gallons	\$320.08	\$640.16
4"	58,500 gallons	\$511.53	\$1,023.06
6"	112,000 gallons	\$1,035.20	\$2,070.40
8"	180,000 gallons	\$1,676.78	\$3,353.56
10"	258,000 gallons	\$2,457.74	\$4,915.48

Tap Charges Including Re-Taps (Inside & Outside Customers)

Meter Size	Tap Fee
5/8" and 3/4"	\$1,000.00
1"	\$1,500.00
1 1/2"	\$3,250.00
2"	\$4,000.00

Water System Capacity Depletion Fees (Inside & Outside Customers)

Size of Connection	Rated Maximum Capacity	Depletion Fee
5/8"	20 gallons	\$600.00
1"	50 gallons	\$1,500.00
1 1/2"	100 gallons	\$3,000.00
2"	160 gallons	\$4,800.00
3"	300 gallons	\$9,000.00
4"	500 gallons	\$14,950.00
6"	1,000 gallons	\$29,900.00

Water System Deposits

Size of Connection	Inside Town Limits Amount	Outside Town Limits Amount
5/8" x 3/4"	\$80.00	\$160.00
1"	\$100.00	\$200.00
1 1/2"	\$180.00	\$360.00
2"	\$300.00	\$600.00
3"	\$600.00	\$1,200.00
4"	\$1,000.00	\$2,000.00

Water System Commitment Letter Fees (Inside & Outside Customers)

Size of Connection	Inside Town Limits	Outside Town Limits
5/8"	\$35.00	\$70.00
1"	\$50.00	\$100.00
1 1/2"	\$100.00	\$200.00
2"	\$160.00	\$320.00
3"	\$300.00	\$600.00
4"	\$500.00	\$1,000.00
6"	\$1,000.00	\$2,000.00

Charges for Fire Line Connection

All fire line connections on the water system for the Town of Weaverville shall be subject to a minimum monthly charge based upon the square inch size of the line at the following rate:

INSIDE Corporate limits of the Town: \$1.88 per square inch/month

OUTSIDE Corporate limits of the Town: \$5.56 per square inch/month

Fire line charges shall be levied by the Water Department according to the following schedule:

Diameter of Fire Line	Square Inch Size	Inside Town	Outside Town
2" & smaller	3.14	\$5.89	\$17.46
3"	7.07	\$13.29	\$39.31
4"	12.56	\$23.61	\$69.83
6"	28.26	\$53.13	\$157.13
8"	50.24	\$94.45	\$279.33
10"	78.50	\$147.58	\$436.46

If during any month the detector-check valve meter for the fire line shows consumption of more than 100 gallons of water on the fire line the customer (owner) shall be billed, in lieu of the minimum, according to the following schedule:

Fire Line Size	Gallons	Inside Town	Outside Town
2"	18,000 gallons	\$133.94	\$267.88
3"	36,000 gallons	\$277.27	\$554.54
4"	56,000 gallons	\$441.78	\$883.56
6"	112,000 gallons	\$902.45	\$1,804.90
8"	180,000 gallons	\$1,461.80	\$2,923.60
10"	258,000 gallons	\$2,143.61	\$4,287.22

Note: For all multi-lot or unit developments, the commitment letter fee shall apply to each connection.