

Remote Access Option for General Public via Zoom:

<https://us02web.zoom.us/j/85948891960> ; Meeting ID: 859 4889 1960

	<i>Pg #</i>	<i>Presenter</i>
1. Call to Order		Mayor Fitzsimmons
2. Approval/Adjustments to the Agenda		Mayor Fitzsimmons
3. Conflict of Interests Statement		Mayor Fitzsimmons
4. Consent Agenda		Town Manager Coffey
A. December 13, 2022 Town Council Workshop Minutes	3	
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G. Proposed FY2023-2024 Budget Calendar.....	26	
5. Town Manager’s Report	28	Town Manager Coffey
6. General Public Comments (see below for additional information)		Mayor Fitzsimmons
7. Discussion & Action Items		
A. Ivy River Reliable Yield Study Presentation	30	John Boyer, CDM Smith
B. Economic Development Advisory Committee Update	31	Phil Barnett
C. 171 Monticello Rd – Action on Annexation and Conditional District Zoning ...	32	Town Attorney Jackson
D. 480 Reems Creek Rd – Action on Annexation, R-3 Zoning, and Water	43	Town Attorney Jackson
E. Water System Update	57	Mayor and Town Manager
F. Quarterly Report – Planning	62	Planning Director Eller
G. Quarterly Report – Finance	65	Finance Director Dozier
8. Closed Session		Mayor Fitzsimmons
<i>N.C.G.S. § 143-318.11(a)(3) – To consult with the Town Attorney in order to preserve the attorney-client privilege, which privilege is hereby acknowledged</i>		
9. Adjournment		Mayor Fitzsimmons

General public comments may be submitted during the meeting or in writing in advance on any meeting topic or any other item of interest related to the Town of Weaverville. Normal rules of decorum apply to all comments and duplicate comments are discouraged. The general public comments section of the meeting will be limited to 20 minutes. Comments during the meeting are generally limited to 3 minutes. You must be recognized before giving your comment. Written comments timely received will be provided to Town Council and read during the 20-minute general public comment period as time allows. Written comments are limited to no more than 450 words and can be submitted as follows: (1) by putting your written comment in a drop box at Town Hall (located at front entrance and back parking lot) at least 6 hours prior to the meeting, (2) by emailing to public-comment@weavervillenc.org at least 6 hours prior to the meeting, (3) by mailing your written comment (received not later than Monday’s mail delivery) to: Town of Weaverville, PO Box 338, Weaverville, NC, 28787, Attn: Public Comments. For more information please call (828)645-7116.

**WEAVERVILLE TOWN COUNCIL REGULAR MEETING – JANUARY 23, 2023, AT 6PM
REMOTE ELECTRONIC MEETING LOGIN CREDENTIALS**

The Weaverville Town Council has elected to continue to provide the general public with remote electronic access to its regular monthly meetings.

This **NOTICE OF REMOTE ELECTRONIC MEETING** is provided to inform the public that the **Weaverville Town Council regular monthly meeting on Monday, January 23, 2023, at 6:00 p.m. will be held as an in-person meeting (Council Chambers/Community Room at Town Hall, 30 South Main Street) with remote attendance by the general public allowed via Zoom.** For those members of the public wishing to attend remotely via Zoom the following information is provided.

A virtual waiting room will be enabled and participants will be allowed entry into the meeting just prior to the start of the meeting. The instructions to access this meeting are:

To join the meeting by computer, go to this link <https://us02web.zoom.us/j/85948891960>
You may be asked for permission to access your computer’s video and audio. If so, click “allow.”
You will then be asked for the Meeting ID which is: 859 4889 1960. You will first enter a virtual waiting room. The host will admit you into the meeting just prior to the start of the meeting.

To join the meeting by phone, call: (253) 215-8782 or (301)715 8592
You will then be asked for the Meeting ID which is: 859 4889 1960 . There is no password for this meeting, so if asked for one just press the # button.

Guidelines and Instructions for General Public Comment: A portion of the meeting will be set aside for general public comments. Town adopted Rules for Public Comment will apply. Normal rules of decorum apply to all comments and duplicate comments are discouraged. Public comments may be submitted during the in-person meeting or in writing in advance, but will not be taken from those attending remotely. The public comments section of the meeting will be limited to approximately 20 minutes, but may be extended by Town Council if time allows. You must be recognized before giving your comment and must make comments from the podium. Individual comments during the meeting are generally limited to 3 minutes. Written comments timely received will be provided to Town Council and read into the record during the meeting as time allows. Written comments are limited to no more than 450 words and can be submitted as follows: (1) by emailing to public-comment@weavervillenc.org at least 6 hours prior to the meeting, (2) by putting your written comment in a drop box at Town Hall (located at front entrance and back parking lot) at least 6 hours prior to the meeting, (3) by mailing your written comment (received not later than with the mail delivery on the meeting day) to: Town of Weaverville, PO Box 338, Weaverville, NC, 28787, Attn: Public Comments. For more information please call (828)645-7116.

To view the agenda and related materials, please visit the Town’s website at <https://www.weavervillenc.org>.

Access to the Meeting Recording: A recording of the meeting will be available for one or two months, depending on storage capacity, beginning about 24 hours after the meeting. To access the recording visit the Town’s website at <https://www.weavervillenc.org> or the Town’s YouTube channel at https://www.youtube.com/channel/UCkBK1doIGY_O6_vjiqimFUQ, or call the Town Clerk at (828)645-7116.

Patrick Fitzsimmons, Mayor
1/18/2023



MINUTES

**Town of Weaverville
State of North Carolina**

**Town Council Workshop
Tuesday, December 13, 2022**

The Town Council for the Town of Weaverville met for a regularly scheduled workshop on Tuesday, December 13, 2022, at 6:00 p.m. in Council Chambers within Town Hall at 30 South Main Street, Weaverville, NC with remote access via zoom.

Councilmembers present: Mayor Patrick Fitzsimmons, Vice Mayor Jeff McKenna and Councilmembers Doug Jackson, Andrew Nagle, Catherine Cordell, and Michele Wood. Councilmember John Chase attended the meeting remotely and Councilmembers Andrew Nagle was absent.

Staff members present: Town Manager Selena Coffey, Town Attorney Jennifer Jackson, Town Clerk/Planning Director James Eller, Deputy Town Clerk/Communications Coordinator Grace Keith, and Zoom Room Coordinator Lauren Ward.

1. Call to Order

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

2. Brief Review of Land Use Consensus (from 5/12/22 Workshop)

Mayor Fitzsimmons reviewed the consensus from the Land Use Workshop on 5/12/2022, and highlighted the following:

- Managing growth and development by extending services makes sense (26 out of 30)
- It is beneficial to annex areas around town to ensure developments are built to higher standards (27 out of 30)
- Balanced residential development is desirable and we need to define it (25 out of 30)
- Influencing where and what commercial development occurs in our area is a smart thing for the town to do (28 out of 30)
- Working cooperatively with other government bodies (towns, counties) in our area is a smart way to insure positive growth and development (29 out of 30)

3. Factors that Influence Submittal of Voluntary Annexation Petitions

Planning Director James Eller presented Town Council with factors that influence a submittal of a voluntary annexation petition. Statutory limitations are as follows:

- Annexations cannot occur beyond 3-miles of the Town's primary boarders
- Annexations cannot be closer to another municipality

- There is a 10% cap on satellite Annexations, the town is currently at 1.1%

Mr. Eller noted that most annexations are driven by utility provisions & land use regulations. Noting that most of the annexations that the town has done, since the loss of involuntary annexation, has been the result of water allocations. Mr. Eller also advised that Town Council be mindful of growth areas where developers could potentially seek utilities from other places.

Doug Dearth, the Town's representative on the Metropolitan Sewerage District (MSD) Board, indicated that MSD is in the process of updating its master plan and envisions that long-term growth would have public sewer availability up to the Madison County/Buncombe County border.

4. Review of Proposed Resolution and Discussion of Desirable Uses/Zoning Districts within Growth Areas

Town Attorney Jennifer Jackson suggested that Town Council might take action to adopt a policy concerning how to deal with growth, annexation, and water requests, and stated that the current approach, based on Town Council action and direction in early 2019, is to make decisions on a case-by-case basis.

Town Attorney Jackson reviewed a proposed resolution and guided Council through a conversation on the following: development within the identified growth areas; Town Council's likelihood to favorably consider voluntary annexation petitions received for properties within the identified growth areas; values Town Council would like developers to place emphasis on; uses of the land in the identified growth areas; the Town's willingness to support compatible development within the identified growth areas by considering approval of public water requests for such development if current or anticipated capacity is available and such approval is in the best interest of the Town; and Town Council's recommended procedure for property owners to present voluntary annexation petitions either with or prior to or with a water request and a zoning request;

Ms. Jackson noted that the proposed resolution is nonbinding on the Town of Weaverville and the review and approval of all annexation petitions, land use applications, and water extension or commitment requests will be made in Town Council's discretion following procedures as required by North Carolina law and local ordinance.

Town Council made minor changes to the Desirable Uses/Zoning Districts within Growth Areas, as seen in attached resolution.

Council Member Doug Jackson made a motion to accept the proposed resolution with the minor changes made by the Town Council. All voted in favor. Motion passed 4-0.

5. Adjournment.

Without objection, Mayor Fitzsimmons declared the meeting adjourned at approximately 6:45pm.

James Eller, Town Clerk



MINUTES

**Town of Weaverville
State of North Carolina**

**Town Council Regular Meeting
Monday, December 19, 2022**

The Town Council for the Town of Weaverville met for its regular monthly meeting on Monday, December 19, 2022, at 6:00 p.m. in Council Chambers within Town Hall at 30 South Main Street, Weaverville, NC, with remote electronic access by the general public via zoom.

Councilmembers present were: Mayor Fitzsimmons, Vice Mayor Jeff McKenna, and Councilmembers Doug Jackson, John Chase, Catherine Cordell, and Michele Wood. Councilmember Andrew Nagle was absent.

Staff members present were: Town Manager Selena Coffey, Town Attorney Jennifer Jackson, Clerk/Planning Director James Eller, Finance Officer Tonya Dozier, Police Chief Ron Davis, Fire Chief Scottie Harris, Public Works Director Dale Pennell, Water Treatment Plant Supervisor Randall Wilson, and Zoom Room Coordinator Lauren Ward. Deputy Town Clerk/Communications Coordinator Grace Keith attended remotely.

1. Call to Order

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

2. Conflicts of Interest Statement

Mayor Fitzsimmons noted that it is the duty of the Mayor and every Town Council Member to avoid both conflicts of interest and appearances of conflicts and noted that Councilmember Doug Jackson has previously disclosed a conflict that excuses him from voting on item 7C and Councilmember Chase has previously disclosed a conflict that excuses him from voting on item 7B.

No other member had any known conflict of interest or appearance of conflict with respect to any matters presented before Town Council.

3. Approval/Adjustments to the Agenda

Councilmember Doug Jackson motioned to approve the agenda. All voted in favor and the motion passed 6-0.

4. Consent Agenda

Vice Mayor Jeff McKenna motioned for the approval of the Consent Agenda. All voted in favor of the motion to approve all action requested in the Consent Agenda listed below. Motion passed 6-0.

A. November 15, 2022 Town Council Minutes – *Minutes approved with adjustments to paragraph 3 to show that Public Works Director Dale Pennell and Water Treatment Plant Supervisor Randall Wilson were in attendance.*

- B. November 21, Town Council Regular Meeting Minutes** – *Minutes approved as presented*
- C. Monthly Tax Report** – *Information only*
- D. Budget Amendment – Police and Fire** – *Budget Amendment approved*
- E. Amendment to Fee Schedule – Setting Emergency Water Rate** – *Fee Amendment approved*

5. Town Manager’s Report

Town Manager Coffey presented her Manager’s report to Council which included the Saturday June 10th date for Music on Main WBA event, information on the Tree City application that Town staff submitted, as well as an update on the MS4 Stormwater Program.

Ms. Coffey also informed Town Council that an application has been submitted to prepare a feasibility study to construct a greenway between the Town of Weaverville and the Town of Woodfin and stated that the projected cost of the study would be \$120,000 with the local match being \$24,000 and the Town’s match portion being \$12,000. Town Council will have to opportunity to vote on a final approval of the project if the Town is awarded the grant.

6. General Public Comment

General public comments may be submitted either during the meeting or in writing in advance of the meeting. Normal rules of decorum apply to all comments. The general public comments section of the meeting will be limited to 20 minutes and priority will be given to those commenters in attendance. Individuals presenting comments during the meeting are generally limited to 3 minutes. Written comments that are timely received will be provided to Town Council and read into the record during the 20-minute general public comment period as time allows. Written comments are limited to no more than 450 words and can be submitted as follows: (1) by emailing to public-comment@weavervillenc.org at least 6 hours prior to the meeting, (2) by putting your written comment in a drop box at Town Hall (located at front entrance and back parking lot) at least 6 hours prior to the meeting, (3) by mailing your written comment (must be received not later than Monday’s mail delivery) to: Town of Weaverville, PO Box 338, Weaverville, NC, 28787, Attn: Public Comments. For more information please call (828) 645-7116.

No public comment was received.

7. Discussion & Action Items

A. Introduction of new BCS Superintendent

BCS Superintendent Dr. Rob Jackson introduced himself to the Mayor and Town Council.

B. 480 Reems Creek – Annexation, R-3 Zoning, Water Extension Request

Town Attorney Jackson spoke regarding the annexation petition and zoning map amendment that were submitted to the Town for the contiguous annexation and R-3 zoning of properties known as 480 Reems Creek Road. Town Council considered the water request associated with this project at its meeting last month, but it has been amended to reflect a lower unit count consistent with R-3 zoning. What is now proposed is a traditional R-3 zoning district that will allow 139 townhouses (reduced from 160 townhouses) on approximately 17.4 acres.

Ms. Jackson noted that The Town Clerk has investigated the sufficiency of the annexation petition has certified that the petition is sufficient and complete for a contiguous annexation into the Town of Weaverville. The Planning Board will review the R-3 zoning request for these properties at its meeting on January 3, 2023, and is expected to have its recommendation completed at that meeting.

Town Council is also asked to consider taking action on the water request which includes an extension of the Town's water system through the development and a commitment to provide 58,380 gallons per day of water (down from 67,200 gpd) to serve the 139 townhouses. As with the original water request, the Public Works Director has found that, at this time, there is sufficient capacity within the Town's water system to provide this project with water without affecting existing customers.

Both the annexation and the R-3 zoning require public hearings.

Councilmember Catherine Cordell motioned to set the public hearings on both the annexation and the R-3 zoning request to January 17, 2023 at 6 pm. All voted in favor. Motion passed 5-0 with Councilmember Chase being excused from the vote due to a conflict of interest.

C. 171 Monticello Road – Annexation and Conditional District (set PHs)

Town Attorney Jackson presented information regarding the 171 Monticello Road Annexation and Conditional District. Noting that the Town Clerk has investigated the sufficiency of the annexation petition and certifies that the petition is sufficient and complete for a contiguous annexation into the Town of Weaverville.

Ms. Jackson stated that as requested, the Planning Board began its review of the proposed development and Town Council's initial comments on December 6, 2022, and should conclude its review and deliberations on January 3, 2023. The result will be a recommendation on the project which will include a statement concerning consistency with the Town's Comprehensive Land Use Plan, a statement concerning the reasonableness of the project, and any proposed conditions.

Vice Mayor McKenna motioned to set the public hearings on both the annexation and the conditional district zoning to January 17, 2023, at 6pm. All voted in favor. Motion passed 5-0 with Councilmember Jackson being excused from the vote due to a conflict of interest.

D. Quarterly Report – Public Works & Water Departments

Public Works Director Dale Pennell presented the Town Council with the quarterly report regarding the Public Works & Water Departments.

8. Adjournment.

Without objection, Mayor Fitzsimmons declared the meeting adjourned. Meeting adjourned at approximately 6:45 pm.

James Eller, Town Clerk



MINUTES

**Town of Weaverville
State of North Carolina**

**Town Council Workshop
Tuesday, January 17, 2023**

The Town Council for the Town of Weaverville met for a regularly scheduled workshop on Tuesday, January 17, 2023, at 6:00 p.m. in Council Chambers within Town Hall at 30 South Main Street, Weaverville, NC with remote access via zoom.

Councilmembers present: Mayor Patrick Fitzsimmons, Vice Mayor Jeff McKenna and Councilmembers Doug Jackson, John Chase, Catherine Cordell, and Michele Wood. Councilmember Andrew Nagle was absent.

Staff members present: Town Manager Selena Coffey, Town Attorney Jennifer Jackson, Public Works Director Dale Pennell, Town Clerk/Planning Director James Eller, Deputy Town Clerk and Communications Coordinator Grace Keith, and Zoom Room Coordinator Lauren Ward.

1. Call to Order

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

2. Public Hearing – 171 Monticello Rd – Conditional District Zoning

Mayor Fitzsimmons declared the public hearing open.

Planning Director James Eller noted that the public hearing had been properly noticed and then presented Council with information regarding the proposed conditional district zoning request submitted in conjunction with the annexation petition for 171 Monticello Road. Mr. Eller stated that the Planning Board offered a unanimous favorable recommendation on the project, based on the revised site plan dated 12/16/2022, and does include conditions that they found necessary to address noted concerns and recommended adoption of the same. LDG now proposes a newly revised site plan dated 1/9/2023 which has some minor modifications to the site plan that the Planning Board based its recommendation on.

Landon Cox, the development manager for LDG, reviewed the newly revised site plan and presented some notable updates to Council (PowerPoint slides attached).

Jennifer Jackson restated that there were conditions attached to the Planning Board's recommendations and specifically reviewed a few additional conditions proposed by staff and one alternative condition, related to the sidewalks, that has been requested by LDG.

Mr. Eller indicated that two comments were made in the form of emails and distributed to town council for review prior to the meeting. No one was present at the meeting or via Zoom that wished to provide any comment, so Mayor Fitzsimmons closed the public hearing without objection.

3. Public Hearing – 171 Monticello Rd – LDG – Annexation

Mayor Fitzsimmons declared the public hearing open. Town Attorney Jennifer Jackson noted that the public hearing had been properly noticed and then presented Council with information regarding the Voluntary Annexation Petition No. 2022-2 for 171 Monticello Road. Attorney Jackson noted that the Town Clerk, James Eller has investigated the voluntary annexation petition and found that it is in accordance with North Carolina General Statutes § 160A31, et seq.

Mr. Eller presented Town Council with information contained within a staff report which indicated what the Town's Fire Department, Police Department, and Public Works Department will encounter based upon the type of development that is anticipated for this property.

Peter Stanz of Brown St. asked whether Town Council is considering pausing annexation pending a decision on the Town's water system.

Eileen Riehm of Rolling Acres spoke positively about the changes to the site plan but indicated concerns about the affordable housing threshold to keep the increase density dropping to 50%. She expressed dissatisfaction with staff's participation at the Planning Board and thinks that the Town should be coordinating with the County on zoning.

Mr. Eller indicated that no written comments were received. No one was present via Zoom that wished to provide any comment, so Mayor Fitzsimmons closed the public hearing without objection.

4. Public Hearing – 480 Reems Creek Rd – Ponder – R-3 Zoning

Mayor Fitzsimmons declared the public hearing open. Planning Director James Eller noted that the public hearing had been properly noticed and then presented Council with information regarding the proposed R-3 zoning request submitted in conjunction with the annexation petition for 480 Reems Creek Road. Mr. Eller stated that in a majority vote the Planning Board offered a favorable recommendation with a finding that R-3 zoning for these properties is consistent with the Town's Comprehensive Land Use Plan (CLUP) and reasonable.

Town Attorney Jackson noted that one comment was made in the form of an email and distributed to Town Council prior to the meeting for review. No one was present at the meeting or via Zoom that wished to provide any comment, so Mayor Fitzsimmons closed the public hearing without objection.

5. Public Hearing 480 Reems Creek Rd – Ponder – Annexation

Mayor Fitzsimmons declared the public hearing open. Town Attorney Jennifer Jackson noted that the public hearing had been properly noticed and then presented Council with information regarding the Voluntary Annexation Petition for 480 Reems Creek Road. Town Clerk, James Eller has investigated the voluntary annexation petition and found that it is in accordance with North Carolina General Statutes § 160A31, et seq.

Planning Director James Eller presented Council with information contained within a staff report which indicated what Town's Fire Department, Police Department, and Public Works Department will encounter based upon the type of development that is anticipated for this property.

Mr. Eller indicated that no written comments were received. No one was present at the meeting or via Zoom that wished to provide any comment, so Mayor Fitzsimmons closed the public hearing without objection.

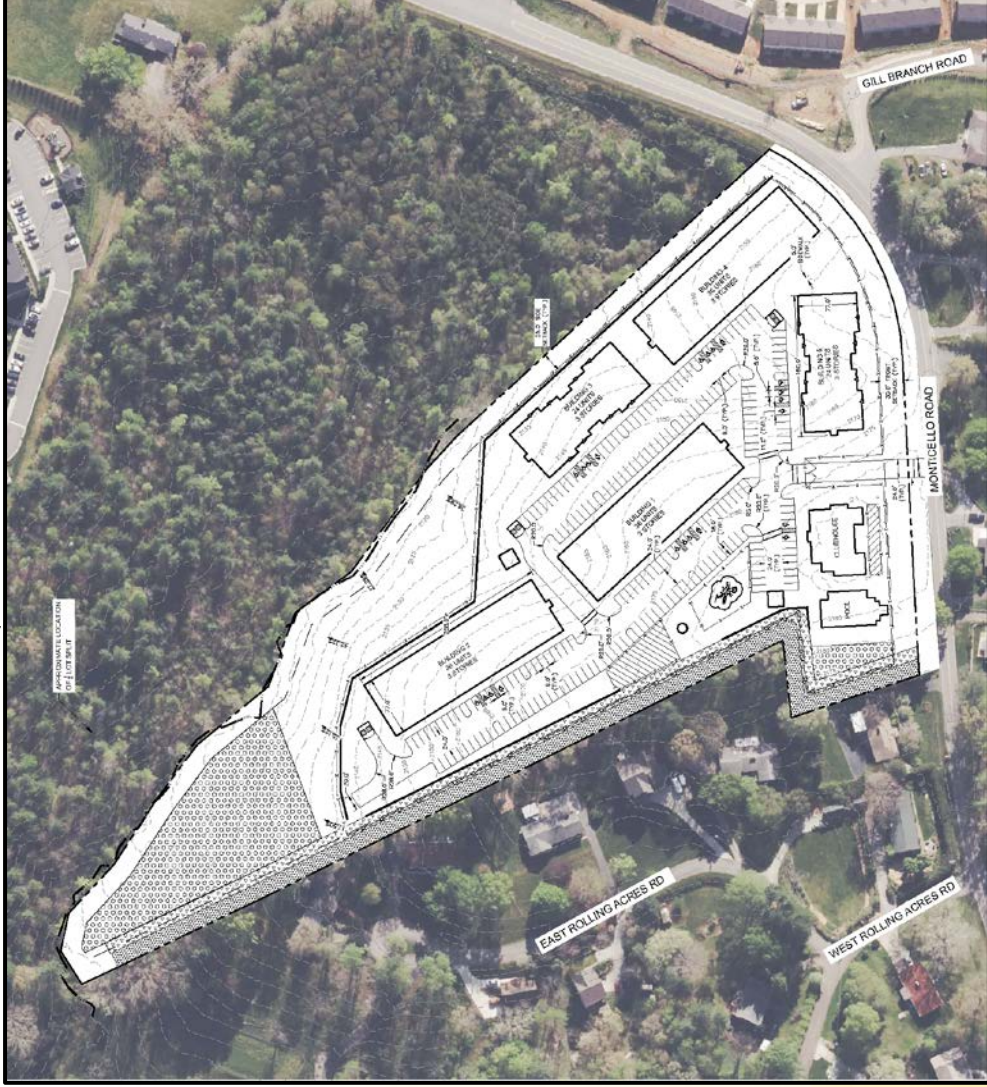
6. Adjournment.

Without objection, Mayor Fitzsimmons declared the meeting adjourned at approximately 6:45pm.

James Eller, Town Clerk



LDG
DEVELOPMENT



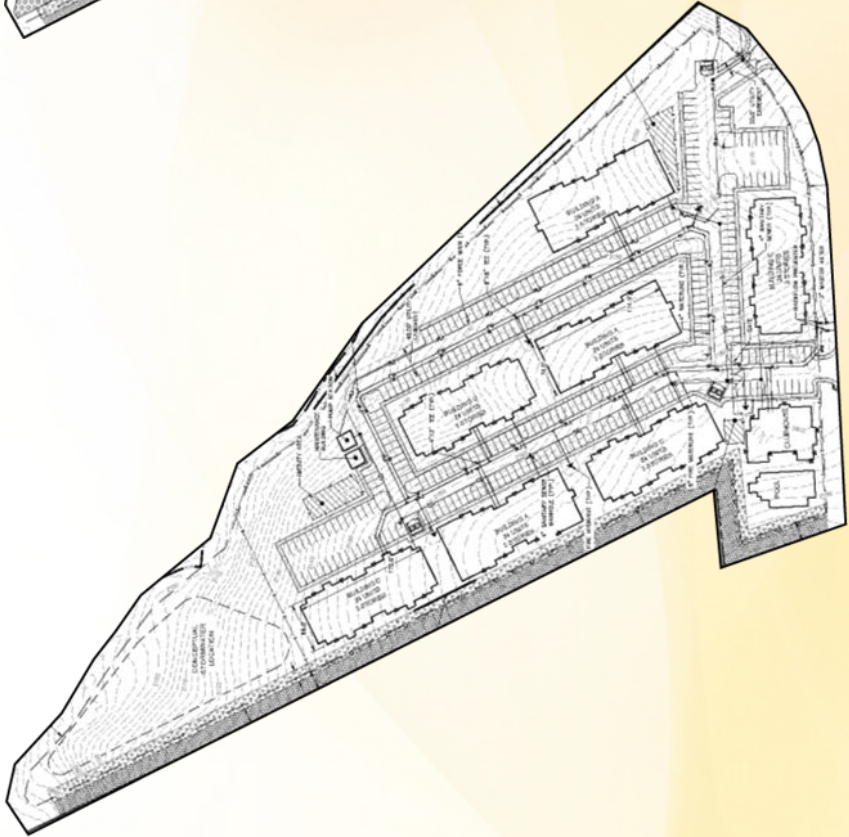
Meribel

Weaverville Town Council Update

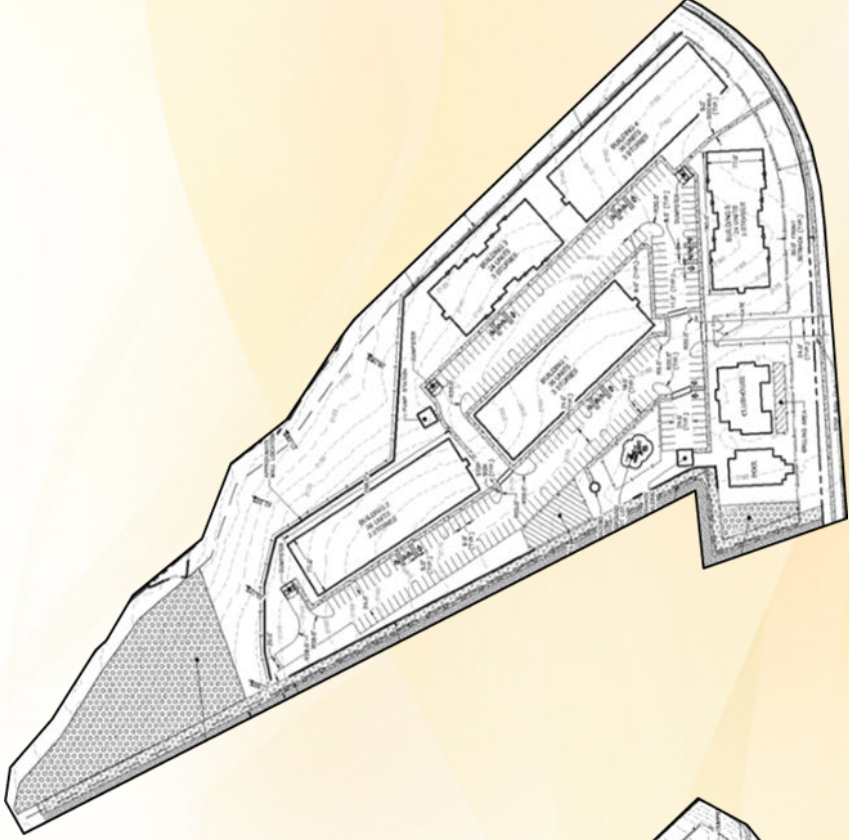
January 17, 2023



Site Plan Comparison



Previous

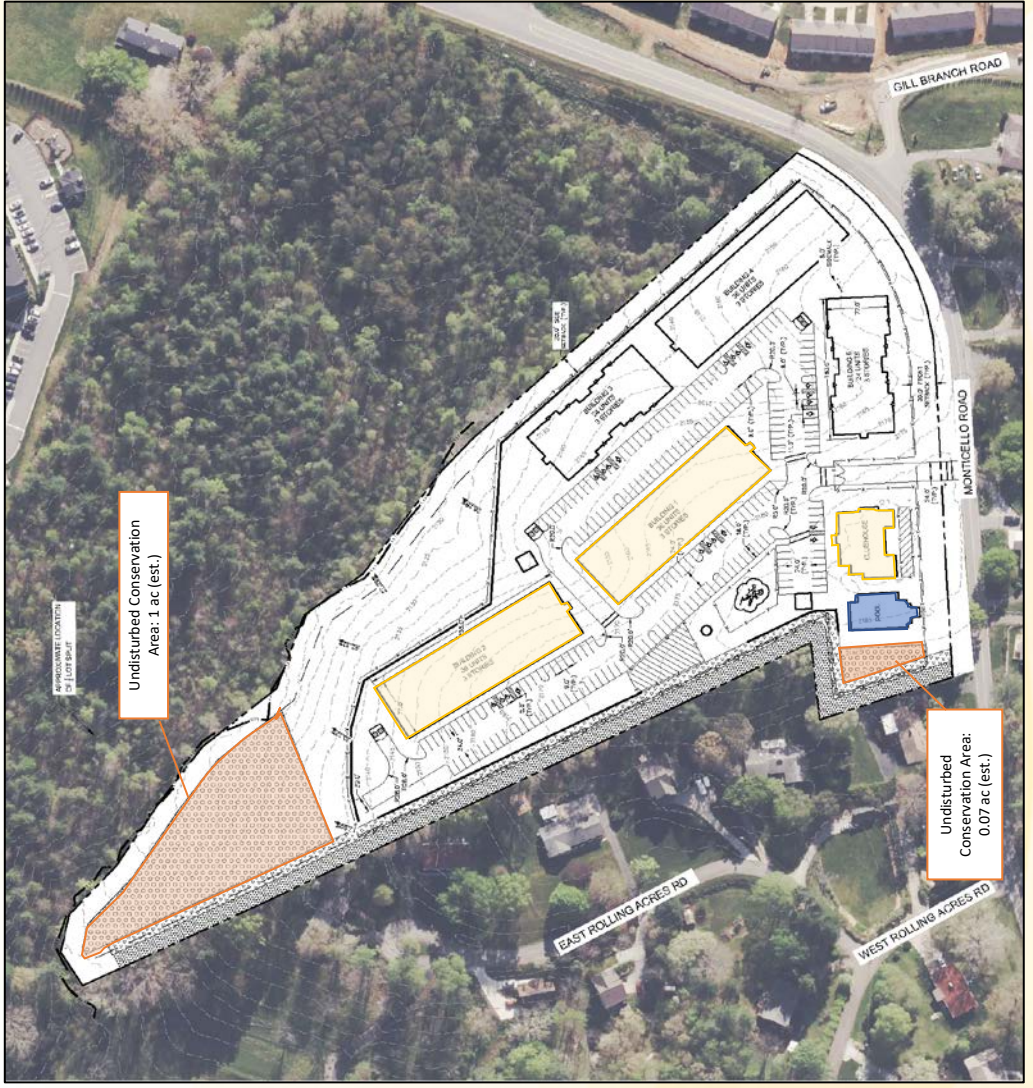


Current



LDG
DEVELOPMENT

Notable Updates



	Jan. 2023	Oct. 2022
Units	156 (14.61/ac)	168 (15.73/ac)
Buildings	5	7
Max Units/Bldg	36	24
Parking Spaces	216 (1.38/u)	293 (1.74/u)
Building Setback (est.)	120 ft	40 ft
Pool Setback (est.)	75 ft	40 ft



Unit Mix

Income Restriction	Household Income	Unit Type	Estimated Monthly Housing Expense*	No. of Units	Previous No. of Units	Size
30% AMI	\$ 18,090 - \$ 25,065	1 BR / 1 BA	\$ 452	10	6	730 SF
		2 BR / 2 BA	\$ 542	24	27	1,019 SF
		3 BR / 2 BA	\$ 626	24	25	1,286 SF
60% AMI	\$ 36,180 - \$ 50,130	1 BR / 1 BA	\$ 904	2	12	730 SF
		2 BR / 2 BA	\$ 1,084	23	30	1,019 SF
		3 BR / 2 BA	\$ 1,253	4	10	1,286 SF
80% AMI	\$ 48,240 - \$ 66,840	1 BR / 1 BA	\$ 1,206	12	6	730 SF
		2 BR / 2 BA	\$ 1,446	25	27	1,019 SF
		3 BR / 2 BA	\$ 1,671	32	25	1,286 SF
Total Units:				156	168	

*Includes rent and estimated utility expense per unit



Notable Zoning Conditions

Condition

Previous

Current

Pedestrian Connectivity

LDG shall install:

1. Sidewalk along parcel frontage on Monticello Road
2. Off-site pedestrian infrastructure connecting residents with Northcrest Commons

LDG shall:

1. Reserve ROW along parcel frontage on Monticello Road for future roadway or sidewalk improvements
2. Pay \$150,000 fee in lieu of installing pedestrian and road improvements
3. Negotiate in good faith with adjacent landowners





Notable Zoning Conditions (cont.)

Condition	Previous	Current
Affordability Commitment	LDG shall restrict 100% of the units to households earning less than or equal to 80% AMI, averaging to no more than 60% AMI for all households across the community	LDG shall reserve at least 50% (78 units) to households earning no more than 80% AMI

Thank you!



Landon Cox
Development Manager
LDG Development, LLC
1469 S. 4th Street
Louisville, KY 40208
Office: (502)-916-2416
lcox@ldgdevelopment.com



Chris Byrd
Development Director
LDG Development, LLC
1469 S. 4th Street
Louisville, KY 40208
Office: (401)-301-4832
cbyrd@ldgdevelopment.com



John David Hale
Development Coordinator
LDG Development, LLC
1469 S. 4th Street
Louisville, KY 40208
Office: (502)-916-2423
jhale@ldgdevelopment.com

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: January 23, 2023
SUBJECT: Monthly Tax Report
PRESENTER: Finance Director
ATTACHMENTS: Monthly Tax Report

DESCRIPTION/SUMMARY OF REQUEST:

Buncombe County provides the following monthly tax report for December 2022.
This report is provided for information only.

No action is requested or required.

**Town of Weaverville
MONTHLY TAX REPORT
FY 2022-2023**

Tax Year 2022

Summary for YTD December 2022:

Original Billed Amts	\$	3,986,152
Abs Adj (Adjustments by Assessor)	\$	(284)
Bill Releases	\$	(33)
Discovery Levy	\$	5,720
Additional Levy	\$	-
Net Levy	\$	3,991,555
Total Current Year Collections	\$	3,199,236
% Collected		80.15%
Total Left to be Collected:	\$	792,319
Prior Years Tax Paid	\$	862
Prior Years Interest Paid	\$	67

Date run: 1/4/2023 3:23:40 PM

TR-401G Net Collections Report

NCPTS V4

Data as of: 1/3/2023 11:31:20 PM

Report Parameters:

Date Sent to Finance Start: Min - December 1, 2022 Date Sent to Finance End: Max - December 31, 2022 Abstract Type: BUS,IND,PUB,REI,RMV

Tax District: WEAVERVILLE

Levy Type: Admin Expense, Advertisement Fee, Attorney Fee, Collection Fee 5, Collection Fee 9, Cost, Docketing Expense, EXPENSE, FEE INTEREST, Garnishment Fee, Interest, LATE LIST PENALTY, Legal Ad Expense, NSF Penalty, Postage Expense, Sheriff Service Fee, SPECIAL ASSESSMENT, TAX, VEHICLE FEE, WEAVERVILLE TAX

Tax Year: 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003
Year For: 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, Collapse
Districts: N

Default Sort-By: Tax Year Grouping: Tax District, Levy Type

Fiscal Year Activity from July 1, 20XX to December 31, 2022												Activity from December 1, 2022 to December 31, 2022			
Tax Year	Orig. Billed Amt (\$)	Abs. Adj (\$)	Bill Releases (\$)	Net Collections (\$)	Disc. Levy (\$)	Net Levy (\$)	Amt Collect. (\$)	% Coll.	Unpaid Balance (\$)	% Uncoll.	Amt Collect. (\$)	Abs. Adj (\$)	Bill Releases (\$)	Assessor Refunds (\$)	Additional Levy (\$)
TAX DISTRICT: WEAVERVILLE LEVY TYPE: Interest															
2021	0.00	0.00	0.00	0.00	0.00	0.00	4,872.64		0.00		2.23	0.00	0.00	0.00	0.00
2020	0.00	0.00	4,872.64	0.00	0.00	0.00	11,390.07		0.00		0.88	0.00	0.00	0.00	0.00
2019	0.00	0.00	11,390.07	0.00	0.00	0.00	4,892.70		0.00		0.00	0.00	0.00	0.00	0.00
2018	0.00	0.00	4,892.70	0.00	0.00	0.00	316.01		0.00		0.00	0.00	0.00	0.00	0.00
2017	0.00	0.00	316.01	0.00	0.00	0.00	39.57		0.00		0.00	0.00	0.00	0.00	0.00
2016	0.00	0.00	39.57	0.00	0.00	0.00	64.92		0.00		0.00	0.00	0.00	0.00	0.00
2015	0.00	0.00	64.92	0.00	0.00	0.00	100.08		0.00		0.00	0.00	0.00	0.00	0.00
2014	0.00	0.00	100.08	0.00	0.00	0.00	6.70		0.00		0.00	0.00	0.00	0.00	0.00
2013	0.00	0.00	6.70	0.00	0.00	0.00	1,020.36		0.00		0.00	0.00	0.00	0.00	0.00

2012	0.00	1,020.36	0.00	0.00	0.00	0.00	NA	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	730.74	0.00	0.00	0.00	0.00	0.00	0.00
2011	0.00	730.74	0.00	0.00	0.00	0.00	NA	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	12.59	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	12.59	0.00	0.00	0.00	0.00	NA	0.00	0.00	0.00	0.00	0.00	0.00
Sub.	0.00	0.00	0.00	0.00	0.00	0.00	23,446.38	0.00	3.11	0.00	0.00	0.00	0.00
TAX DISTRICT: WEAVERVILLE LEVY TYPE: LATE LIST PENALTY													
2022	2,555.97	4.77	0.80	733.13	3,283.53	2,031.29	2,031.29	1,252.24	416.11	3.85	0.00	0.00	0.00
	0.00	2,031.29	0.00	0.00	0.00	61.86 %	61.86 %	38.14 %			0.00	0.00	0.00
2021	1,320.31	65.20	0.54	3,159.35	4,413.92	4,381.41	4,381.41	32.51	2.14	0.00	0.00	0.00	0.00
	0.00	4,381.41	0.00	0.00	0.00	99.26 %	99.26 %	0.74 %			0.00	0.00	0.00
2020	1,211.84	478.88	0.96	6,083.77	7,047.59	6,669.09	6,669.09	378.50	0.00	0.00	0.00	0.00	0.00
	0.00	6,669.09	231.82	231.82	0.00	94.63 %	94.63 %	5.37 %			0.00	0.00	0.00
Sub.	5,088.12	548.85	2.30	9,976.25	14,745.04	13,081.79	13,081.79	1,663.25	418.25	3.85	0.00	0.00	0.00
	0.00	13,081.79	231.82	231.82	0.00	88.72 %	88.72 %	11.28 %			0.00	0.00	0.00
TAX DISTRICT: WEAVERVILLE LEVY TYPE: TAX													
2022	3,986,151.82	283.68	33.03	5,719.53	3,991,554.64	3,199,235.99	3,199,235.99	792,318.65	1,209,005.61	38.44	0.00	0.00	0.00
	0.00	3,199,235.99	0.00	0.00	0.00	80.15 %	80.15 %	19.85 %			0.00	0.00	0.00
2021	3,717,652.88	3,168.26	34.73	14,153.16	3,729,129.89	3,724,371.75	3,724,371.75	4,758.14	21.41	0.00	0.00	0.00	0.00
	5.92	3,724,377.67	526.84	526.84	0.00	99.87 %	99.87 %	0.13 %			0.00	0.00	0.00
2020	3,354,216.35	5,999.72	59.94	22,850.56	3,373,734.01	3,370,705.84	3,370,705.84	3,028.17	30.48	0.00	0.00	0.00	0.00
	1,451.48	3,372,157.32	2,726.76	2,726.76	0.00	99.91 %	99.91 %	0.09 %			0.00	0.00	0.00
2013	73,342.49	0.00	1,623.13	0.00	71,719.36	71,719.36	71,719.36	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	71,719.36	0.00	0.00	0.00	100 %	100 %	0 %			0.00	0.00	0.00
2012	68,037.63	0.00	1,498.22	0.00	66,539.41	66,539.41	66,539.41	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	66,539.41	0.00	0.00	0.00	100 %	100 %	0 %			0.00	0.00	0.00
2011	82.56	0.00	0.00	0.00	82.56	82.56	82.56	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	82.56	0.00	0.00	0.00	100 %	100 %	0 %			0.00	0.00	0.00
Sub.	11,199,483.73	9,451.66	3,249.05	42,723.25	11,232,759.87	10,432,654.91	10,432,654.91	800,104.96	1,209,057.50	38.44	0.00	0.00	0.00
	1,457.40	10,434,112.31	3,253.60	3,253.60	0.00	92.88 %	92.88 %	7.12 %			0.00	0.00	0.00
TAX DISTRICT: WEAVERVILLE LEVY TYPE: WEAVERVILLE TAX													
2019	49,954.82	0.00	191.19	0.00	49,763.63	43,545.59	43,545.59	6,218.04	0.00	0.00	0.00	0.00	0.00
	0.00	43,545.59	0.00	0.00	0.00	87.50 %	87.50 %	12.50 %			0.00	0.00	0.00
2018	1,576.57	0.00	3.29	0.00	1,573.28	914.17	914.17	659.11	0.00	0.00	0.00	0.00	0.00
	0.00	914.17	0.00	0.00	0.00	58.11 %	58.11 %	41.89 %			0.00	0.00	0.00
2017	771.97	0.00	2.21	0.00	769.76	145.15	145.15	624.61	0.00	0.00	0.00	0.00	0.00
	0.00	145.15	0.00	0.00	0.00	18.86 %	18.86 %	81.14 %			0.00	0.00	0.00

2016	217.62	0.00	2.56	0.00	215.06	168.06	47.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	168.06	0.00	0.00	78.15 %	21.85 %						
2015	201.36	0.00	8.59	0.00	192.77	160.43	32.34	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	160.43	0.00	0.00	83.22 %	16.78 %						
2014	2,126.15	0.00	5.98	0.00	2,120.17	23.32	2,096.85	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	23.32	0.00	0.00	1.10 %	98.90 %						
2013	570.35	0.00	0.00	0.00	570.35	1.15	569.20	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	1.15	0.00	0.00	0.20 %	99.80 %						
2012	752.46	0.00	111.58	0.00	640.88	204.72	436.16	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	204.72	0.00	0.00	31.94 %	68.06 %						
2011	1,636.85	0.00	0.00	0.00	1,636.85	0.00	1,636.85	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0 %	100 %						
2010	277.25	0.00	0.00	0.00	277.25	0.00	277.25	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0 %	100 %						
Sub.	58,085.40	0.00	325.40	0.00	57,760.00	45,162.59	12,597.41	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	45,162.59	0.00	0.00	78.19 %	21.81 %						
Total	11,262,657.25	10,000.51	3,576.75	52,699.50	11,305,264.91	10,514,345.67	814,365.62	1,209,478.86	42.29	0.00	0.00	0.00	0.00
		1,457.40	10,515,803.07	3,485.42	0.00	92.80 %	7.20 %						

Signature (Tax Collector) _____

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: January 23, 2023
Subject: Budget Amendment – Police
Presenter: Town Finance Director
Attachments: Budget Amendment Form

Description/Summary of Request:

The Town collected an additional **\$3,785.00** in Cops for Kids donations in December 2022, bringing the fiscal year-to-date total to \$16,570.00.

A portion of each quarterly distribution the Town receives from the ABC Store must be allocated to Alcohol Education, and Law Enforcement activities. For the quarter ending 12/31/2022 the Town received **\$3,436.23** for Alcohol Education and **\$2,454.45** for Law Enforcement.

The attached budget amendment is necessary in order to include these funds in the Fiscal Year 2022-2023 budget.

Action Requested:

Town Manager recommends approval of the attached Budget Amendment.

Budget Amendment FY 2022-2023

Town of Weaverville

What expense accounts are to be increased?

<u>Account</u>	<u>Account Description</u>	<u>Transfer Amount</u>
010-430-431-26608	Cops for Kids (Expenditure)	\$3,785.00
010-430-431-26400	Police – Alcohol Ed & Prevention	\$3,436.23
010-430-431-26450	Police – ABC Law Enforcement	\$2,454.45

What expense account(s) are to be decreased or additional revenue expected to offset expense?

<u>Account</u>	<u>Account Description</u>	<u>Transfer Amount</u>
010-004-300-09028	Cops for Kids (Revenue)	\$3,785.00
010-004-300-06045	ABC Store – Alcohol Education	\$3,436.23
010-004-300-06050	ABC Store – Police Dept Revenue	\$2,454.45

Justification: Please provide a brief justification for this budget amendment. *Cops for Kids donations received Dec 2022; ABC Store distribution for Q2 FY 2023.*

Authorized by Finance Officer

Date

Authorized by Town Manager

Date

Authorized by Town Council (if applicable)

Date

Budget Ordinance Section 7:

- B. The Budget Officer or his/her designee is hereby authorized to distribute departmental funds based upon the line item budgets and make expenditures therefrom, in accordance with the Local Government Budget and Fiscal Control Act.
- C. The Budget Officer or his/her designee may authorize transfers between line items, expenditures and revenues, within a department or division without limitation and without a report being required.
- D. The Budget Officer or his/her designee may transfer amounts up to 5%, but not to exceed \$10,000 monthly, between departments, including contingency appropriations, but only within the same fund. The Budget Officer must make an official report on such transfers at a subsequent regular meeting of Town Council.
- E. The Budget Officer or his/her designee may not transfer any amounts between funds, except as approved by Town Council, as a budget amendment.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: January 23, 2023
Subject: Budget Amendment – Recreation Complex
Presenter: Town Finance Director/Town Manager
Attachments: Budget Amendment Form

Description:

The Community Center fundraising program kicked off in February 2021, in order to raise money from the community to help complete the Community Center. During December 2022 the Town collected an additional **\$96.02** in donations. The total collected to date now stands at \$45,019.16. These latest funds are being assigned to Fixtures & Equipment for the Recreation Complex since the Community Center itself is now complete.

A budget amendment is needed so that the funds can be spent on the Recreation Complex to be located above the Community Center.

Action Requested:

Town Manager recommends approval of the attached Budget Amendment for this capital project.

Budget Amendment FY 2022-2023

Town of Weaverville

What expense accounts are to be increased?

Account	Account Description	Transfer Amount
070-300-000-19003	Fixtures & Equipment	\$96.02

What expense account(s) are to be decreased or additional revenue expected to offset expense?

Account	Account Description	Transfer Amount
070-000-300-60020	Community Center - Contributions	\$96.02

Justification: Please provide a brief justification for this budget amendment. *To record donation received from the public for brick sale in Dec 2022 for the Community Center.*

_____	_____
Authorized by Finance Officer	Date
_____	_____
Authorized by Town Manager	Date
_____	_____
Authorized by Town Council (if applicable)	Date

Budget Ordinance Section 7:

- B. *The Budget Officer or his/her designee is hereby authorized to distribute departmental funds based upon the line item budgets and make expenditures therefrom, in accordance with the Local Government Budget and Fiscal Control Act.*
- C. *The Budget Officer or his/her designee may authorize transfers between line items, expenditures and revenues, within a department or division without limitation and without a report being required.*
- D. *The Budget Officer or his/her designee may transfer amounts up to 5%, but not to exceed \$10,000 monthly, between departments, including contingency appropriations, but only within the same fund. The Budget Officer must make an official report on such transfers at a subsequent regular meeting of Town Council.*
- E. *The Budget Officer or his/her designee may not transfer any amounts between funds, except as approved by Town Council, as a budget amendment.*

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, January 23, 2023
Subject: FY 2023-2024 Budget Calendar
Presenter: Town Manager Selena Coffey
Attachments: Draft Budget Calendar

Description:

Attached you will find the proposed budget calendar for fiscal year 2023-2024 for review and approval. This calendar mirrors prior year calendars in terms of utilizing regularly scheduled meetings and workshops for Town Council's budget deliberations. The first budget workshop is proposed for Tuesday, April 18 at 6pm.

Council Action Requested:

The Town Manager requests approval of the attached, proposed budget calendar.

Town of Weaverville FY 2023-2024 Budget Calendar

Budget Activity	Date/Time
Budget requests & CIP requests due to Town Manager	Friday, March 3, 2023 Due by 5:00pm
Manager's budget review, analysis & department head meetings in development of proposed budget	March 6 – April 14, 2023
Pre-Budget Workshop <i>(Regularly scheduled Town Council workshop)</i>	Tuesday, April 18, 2023 6:00pm Workshop
Initial draft budget presentation by Town Manager <i>(Regularly scheduled Town Council meeting)</i>	Monday, April 24, 2023 6:00pm Meeting
Budget Workshop <i>(Regularly scheduled Town Council workshop)</i>	Tuesday, May 16, 2023 6:00pm Workshop
Public Hearing on Budget <i>(Regularly scheduled Town Council meeting)</i>	Monday, May 22, 2023 6:00pm Meeting
Potential Budget Workshop <i>(Special-called Town Council workshop)</i>	TBD by Town Council
Budget Workshop <i>(Regularly scheduled Town Council workshop)</i>	Tuesday, June 20, 2023 6:00pm Workshop
Town Council's Adoption of Budget Ordinance & Fee Schedule <i>(Regularly scheduled Town Council meeting)</i>	Monday, June 26, 2023 6:00pm Meeting



January 2023

Strategic Plan Update

As you are likely aware, the Town's Strategic Plan needs updating. Mayor Fitzsimmons and I are discussing options for updating this important plan. Mayor Fitzsimmons will be in touch with you to determine your availability for a strategic planning retreat.

Citizens Academy 2023

We're set to begin the 2023 Citizens Academy, with approximately 20 new participants, and the first class to begin in February.

Website Update

After having much user input and many complaints about the accessibility of the Town's website, staff has received proposals to assist with a substantial overhaul of the Town's website. Deputy Clerk and Communications Coordinator Grace Keith will be leading the Town's charge along with website developers at improving the Town's website over the course of the next few months.

Town's First All-Electric Vehicle Using ABC Funds

The Weaverville Police Department has purchased the Town's first all-electric vehicle and charging equipment using ABC funds. This vehicle, a Ford Mustang Mach-E, will be issued to one of the Town's ABC officers and will replace a 2011 Chevrolet Tahoe with almost 88,000 miles, that currently gets 10-12 miles per gallon on average. The Chevrolet Tahoe has had maintenance/ repair charges of over \$1032 annually. The Mach-E is an SUV platform and is being quickly being adopted by police departments across the nation for its efficiency. There will be real and immediate savings since maintenance and fuel costs will be dramatically reduced. Further it's estimated this all-electric vehicle will remove around 15,000-20,000 lbs. of carbon emissions a year. I want to commend Chief Davis for being forward-thinking and making use of accumulated ABC funds for the purchase of an all-electric vehicle that will save money on gasoline while having a positive environmental impact.

Fire Department Strategic Plan

Upon his hire, I gave Fire Chief Harris permission to utilize funding available within the Fire Department budget to lead the department through a strategic planning process. This process is underway and Chief Harris hopes that the outcome will help the department understand where

they are currently and where they need to be moving forward, to address Town and departmental goals. This process will also help the department to establish a reasonable capital replacement plan and schedule and provide for a proactive visioning process. The process is expected to enable the department to credibly measure what has been accomplished and better understand future benchmarks. Another goal for the plan is for the identification how the fire department's performance compares to other similar-sized agencies at the regional level and in comparison, to established standards.

Audio System Improvements in Council Chambers

Staff has met with audio-visual professionals regarding improvements to the audio system in Council chambers. One proposal included the replacement of all audio equipment, and another recommends an overhaul of the wiring, and simplification of our current master box. We are waiting for the formal quote on the latter proposal.

N.C. City-County Manager's Conference

I will out of the office from February 1 -3 for the NC City-County Managers Conference in Winston-Salem. I will be available via phone/text and will be checking emails daily during my absence from the office.

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: January 23, 2023
SUBJECT: Ivy River Reliable Yield Study Presentation
PRESENTER: CDM Smith Representatives
ATTACHMENTS: None

DESCRIPTION/SUMMARY OF REQUEST:

Representatives from the engineering firm of CDM Smith will be at tonight's meeting (attending remotely via Zoom) to present to Town Council and the public its findings related to the reliable or safe yield of the Ivy River which is primary water source for the Town's water system.

COUNCIL ACTION REQUESTED:

No action requested.

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: January 23, 2023
SUBJECT: Economic Development Advisory Committee Update
PRESENTER: Phil Barnett
ATTACHMENTS: None

DESCRIPTION/SUMMARY OF REQUEST:

Phil Barnett will be at tonight's meeting to provide an update to Town Council on the recent discussion and action of the Economic Development Advisory Committee.

COUNCIL ACTION REQUESTED:

Town Council input, if any, to the Economic Development Advisory Committee.

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: January 23, 2023

SUBJECT: 171 Monticello Road Project – Action on Annexation and Conditional Zoning

PRESENTER: Town Attorney and Planning Director

ATTACHMENTS: Proposed Annexation Ordinance
Proposed Conditional District Zoning Ordinance

DESCRIPTION/SUMMARY OF REQUEST:

Since the public hearings on the annexation and the conditional zoning have now occurred, Town Council is eligible to take action on the voluntary annexation petition and the conditional district zoning application for 171 Monticello Road.

Proposed ordinances are attached for consideration. Town Council usually discusses the zoning first so that the applicant has an opportunity to withdraw its annexation petition if Town Council’s proposed zoning action is not likely to support the development that is proposed.

The conditional district can include conditions that Town Council deems necessary to address the impacts of the proposed land use, if those conditions are consented to by the property owner. A set of conditions was proposed by the Planning Board and staff has added a few as discussed during the public hearing. The conditions set out in the proposed ordinance have been reviewed by the property owner’s agent and are acceptable. Staff will be at tonight’s meeting to assist Town Council with any additions or changes that Town Council deems necessary.

COUNCIL ACTION REQUESTED:

Town Council is asked to consider taking action on the annexation petition and the conditional district zoning request. To make the approval of the annexation and zoning occur contemporaneously, should that be the intent of Council, the Town Attorney suggests one motion that accomplishes both, such as the following:

I move that we adopt the annexation ordinance as presented and the ordinance approving the conditional district zoning [as presented] [with the following additions and changes]

PREPARED BY AND RETURN TO:

Jennifer O. Jackson, Weaverville Town Attorney
30 South Main Street, Weaverville, NC, 28787

**AN ORDINANCE EXTENDING THE CORPORATE LIMITS
OF THE TOWN OF WEAVERVILLE, NORTH CAROLINA -
BETTY HOLLIFIELD ROBERTS - 10.68+/- ACRES AT 171 MONTICELLO ROAD
ANNEXATION #2022-2**

WHEREAS, the Town Council has been petitioned under N.C. Gen. Stat. § 160A-31 to annex the area described below and the Town Clerk investigated the petition and certified the sufficiency of the petition; and

WHEREAS, a public hearing on the question of annexation was held during a meeting of Town Council on 17 January 2023 at 6:00 p.m., that allowed both in-person and remote participation, after due notice by mailing, posting the property, and publication on 5 January 2023 and 12 January 2023, and a written comment period beginning on 28 December 2022;

WHEREAS, at the public hearing the residents of Weaverville and the surrounding area were given an opportunity to be heard on any questions regarding the desirability of the annexation;

WHEREAS, Town Council finds that the annexation petition is valid and the public health, safety, and welfare of the inhabitants of the Town and the area proposed for annexation will best be served by annexation of the area proposed;

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

6. By virtue of the authority granted by N.C. Gen. Stat. § 160A-31, the +/-10.68 acres which are shown on the survey that is attached hereto and incorporated herein by reference, said property being described in Deed Book 1245 at Page 551, Buncombe County Registry, and further identified as Buncombe County Parcel Identification Number 9733-60-3503 is hereby annexed and made part of the Town of Weaverville. Said territory shall be subject to the municipal taxes according to N.C. Gen. Sta. § 160A-58.10.

7. From and after the effective date of this annexation ordinance, the area so annexed shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Weaverville and shall be entitled to the same privileges and benefits as other parts of the Town.
8. The property owner is directed to submit to the Town of Weaverville an annexation map showing the property so annexed for recordation purposes.
9. The Mayor of the Town of Weaverville shall cause to be recorded in the Office of the Register of Deeds for Buncombe County, and in the Office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory, described in Paragraph 1 above and shown on the attached survey, together with a duly certified copy of this Ordinance within 30 days of the effective date of the annexation. Such a map shall also be delivered to the Buncombe County Board of Elections as required by N.C. Gen. Stat. § 163-288.1.
10. This annexation ordinance shall be effective immediately.

ADOPTED THIS the ____ day of _____, 2023, with ___ voting in favor and ___ against, with Councilmember Doug Jackson being excused from the vote due to a conflict of interest.

PATRICK FITZSIMMONS, Mayor

ATTESTED BY:

APPROVED AS TO FORM:

JAMES ELLER, Town Clerk

JENNIFER O. JACKSON, Town Attorney

**STATE OF NORTH CAROLINA
 COUNTY OF BUNCOMBE**

I, _____, a Notary Public, certify that James Eller personally came before me this day and acknowledged that he is the Town Clerk for the Town of Weaverville and that by authority duly given and as the act of the municipal corporation, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal, and attested by him as its Town Clerk. Witness my hand and seal this the ____ day of _____, 2023.

 Notary Public

My Commission Expires: _____



LINE	BEARING	DISTANCE	AREA
1	S 54° 14' 50" E	25.58	
2	S 45° 29' 43" E	58.40	
3	S 40° 51' 58" E	43.81	
4	S 58° 00' 07" W	110.60	
5	S 78° 45' 02" W	100.00	
6	N 25° 50' 52" W	57.93	
7	N 29° 03' 20" E	55.79	
8	N 58° 27' 53" E	48.00	
9			
10			

GPS CERTIFICATION:

THE GRID WAS DETERMINED FROM AN ACTUAL CROSS SURVEY THE AND THE FOLLOWING INFORMATION WAS USED TO REFORM THE SURVEY:

CLASS OF SURVEY: A
 TYPE OF GPS: NC RTN
 DATE OF SURVEY: 4/28/2022
 DATUM: NAD83/2011 NCS2012B
 CONVERSION FACTORS: 0.98996900
 UNITS: US SURVEY FEET

SURVEY NOTES:

1. PREPARED FOR HINLEY-HORN AND ASSOCIATES, INC.
2. HORIZONTAL CONTROL BASED ON MAB83 (2011) AS ESTABLISHED BY GPS.
3. MONUMENTS WERE FIELD WHERE FOUND, EXCEPT AS NOTED.
4. AREA COMPUTED BY COORDINATE METHOD.

LEGEND OF SYMBOLS:

- IRON PIPE FOUND
- IRON ROD SET
- COMPUTED POINT (NO MONUMENT SET)
- LINES NOT SURVEYED OR RUN (PROPERTY LINES)
- CENTERLINE OF BRANCH OR RUN (PROPERTY LINES)



SURVEYOR'S CERTIFICATION

I, CHARLES H. SMITH, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEEDS AND MAP REFERENCES AS SHOWN HEREOF, THAT THE RATIO OF PRECISION OR POSITIVE ACCURACY EXCEEDS 1:10000, THAT THE PROPERTY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET, THAT THIS PLAT WAS ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.

CHARLES H. SMITH, NC PLS No. L-4198
 DATE: SEP. 30, 2022

PORTION OF
 PIN 972335093000000
 ORVA LEE ROBERTS
 BETTY LOU ROBERTS
 DB 1245 PG 591
 1,498,622 SQ. FT.
 1,103,532 AC.
 TOTAL AREA TO BE ANNEXED
 1,498,622 SQ. FT.
 1,103,532 AC.

POINT OF BEGINNING
 OF ANNEXATION
 LEGAL DESCRIPTION
 IRON
 ROD CORNER
 N 75.0° 27' 53"
 E 936.916.96'
 MAB83 (2011)



AREA TO BE ANNEXED

GSC SURVEYING
 4032 BARBETT DRIVE
 RALEIGH, NC 27609
 PHONE (919) 787-9905
 NC CONTRACT LICENSE NO. C-2335

ANNEXATION PLAT
 OF PROPERTY OF
**ORVA LEE & BETTY LOU
 (HOLLIFIELD) ROBERTS**
 REEMS CREEK TOWNSHIP
 BUNCOMBE COUNTY, NORTH CAROLINA
 SCALE: 1" = 80'
 SHEET: 1 OF 1

DATE: SEP. 30, 2022
 GSC PROJECT: 22017

PREPARED BY AND RETURN TO:

Jennifer O. Jackson, Weaverville Town Attorney
30 South Main Street, Weaverville, NC, 28787

**COUNTY OF BUNCOMBE
STATE OF NORTH CAROLINA**

**ORDINANCE ESTABLISHING THE CONDITIONAL DISTRICT
DESIGNATED AS CD-7 FOR 171 MONTICELLO ROAD**

WHEREAS, the property located at 171 Monticello Road is owned by Betty Hollifield Roberts as described in Deed Book 1245 at Page 551, Buncombe County Registry, and bearing Buncombe County Parcel Identification Number 9733-60-3503;

WHEREAS, a petition requesting conditional district zoning on property located at 171 Monticello Road, Weaverville, North Carolina, was submitted to the Town of Weaverville by Betty Hollifield Roberts on October 18, 2022, with a voluntary annexation petition; and

WHEREAS, by contemporaneous adoption of an annexation ordinance by the Weaverville Town Council the property described herein is now located within the municipal jurisdiction of the Town of Weaverville;

WHEREAS, the Town of Weaverville has the authority pursuant to Chapter 160D of the North Carolina General Statutes to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and to amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

WHEREAS, the proposed development is an affordable housing project consisting of 156 units and amenities on 10.68+/- acres and the Town's Code of Ordinances requires that a conditional district be created for a multifamily development with a density higher than 12 units per acre; and

WHEREAS, Section 20-3203 of the Code of Ordinances of the Town of Weaverville establishes the procedures and requirements for zoning property to Conditional Districts; and

WHEREAS, the Planning Board of the Town of Weaverville has reviewed the project and submitted a favorable recommendation along with its statement finding the reasonableness of the project and consistency with the Comprehensive Land Use Plan in that it supports the existing land uses and the growth contemplated by the Comprehensive Land Use Plan; and

WHEREAS, the property owner held a community meeting on November 20, 2022, as required by Town Code Sec. 20-3203(e)(2) and after proper notice, and provided a report to Town Council; and

WHEREAS, after proper notice required by law, Town Council held a public hearing on this application on January 17, 2023, in accordance with North Carolina law, at which time public input on this proposed development was taken;

WHEREAS, Town Council adopts the Planning Board's findings that the project is consistent with the Town's Comprehensive Land Use and reasonable and hereby approves such project with the conditions set forth below;

WHEREAS, as indicated by signatures below, the property owner, Betty Hollifield Roberts, and the developer, LDG Multifamily, LLC, have consented to all conditions set forth herein, which are hereby found to be reasonable and relevant;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEAVERVILLE THAT:

1. The zoning classification of that certain real property described in Book 1245 at Page 551, Buncombe County Registry and which bears Buncombe County Parcel Identification Number 9733-60-3503 is designated as a conditional district known as CD-7 and is subject to compliance with the conditions set out herein. The official zoning map of the Town of Weaverville shall be amended to reflect this change upon the effective date of this ordinance.
2. The following conditions shall apply:
 - a. The project shall be constructed in substantial compliance with the Conditional District Site Plan dated 9 January 2023, and the data shown thereon, a copy of which is attached hereto.
 - b. The maximum allowed number of residential units in the Project is 156.
 - c. At least 50% of the total units in the Project shall be affordable housing units (as defined in the Buncombe County Code for Community Oriented Development, Buncombe Code sec. 78-650). Said units shall be maintained as affordable for a period of 30 years. In order to monitor compliance with this condition, LDG (or the owner) shall, upon request of the Town, provide the Town with such documentation regarding affordability of units in the Project as has been provided to the federal or State government in order to maintain LDG's eligibility for assistance and/or tax credits, provided that such information shall not reveal any information regarding the income of particular residents or other personal or private information.

- d. The maximum allowed density on the property is 14.61 units per acre, which reflects a “density bonus” for the Affordable Housing aspect of this project. If the Project fails to achieve or fails to maintain the required Affordable Housing within the 30-year period, then the maximum density on the property will revert to 12 units per acre, as allowed by R-12 zoning.
- e. The property shall not be eligible for subdivision.
- f. The number of units allowed in each building shall be as shown on the approved Site Plan, and may exceed 24 units per building.
- g. Related to pedestrian safety, LDG will:
 - i. construct and maintain an ADA accessible internal sidewalk network substantially as shown on the approved site plan;
 - ii. reserve a 20-foot wide right of way along its Monticello Road frontage, and will upon request convey or dedicate said right of way to the Town of Weaverville or NC Department of Transportation for sidewalk and road improvements when such improvements are made;
 - iii. pay \$150,000 to the Town of Weaverville [sidewalk fund] as a fee in lieu of making other pedestrian or traffic improvements in the area, which improvements may include, without limitation:
 - 1. Sidewalks along Monticello Road;
 - 2. A pedestrian crosswalk across Monticello Road;
 - 3. Sidewalk along Northcrest Road;
 - 4. Traffic or pedestrian crossing signals associated with the above;
 - 5. Costs associated with design, construction, and installation of the pedestrian and/or traffic improvements described above.

Said payment shall be made upon the closing of the financing for construction of the Project, and in any event not later than 5 business days after said closing.

- iv. negotiate in good faith with the owners of Northcrest Commons and others for the easements or right of way for the sidewalks and other pedestrian facilities on that property.

Nothing herein will prohibit LDG from agreeing to further participation in these improvements when said improvements have been designed and cost estimates have been provided.

- h. A traffic impact study/analysis is required by Sec. 20-3208(n). All traffic improvements required or recommended by NCDOT in the traffic impact study/analysis must be constructed and/or installed, to the extent that said improvements can be installed and/or constructed on property owned or controlled by LDG or NCDOT.

- i. All driveways/streets within the project shall be private. Said private driveways/streets shall be constructed to standards set forth in the North Carolina Department of Transportation subdivision road minimum construction standards, as required by Weaverville Code Sec. 24-83.
- j. The number of off-street parking spaces provided shall be determined by the developer, but shall be adequate to accommodate the multifamily residential use of the property, with the understanding that parking on or along Monticello Road is expressly prohibited.
- k. Construction related vehicles must be parked on the property and not on the public streets or the shoulders of those public streets. All dirt, mud, construction materials, or other debris deposited on the public streets as a result of construction activities must be removed by the contractor or owner on a daily basis, pursuant to Code Section 22-48.
- l. All outdoor lighting on the property shall comply with the outdoor lighting provisions of Code Section 20-3324. A plan shall be submitted and approved as required by Sec. 20-3603.
- m. One (1) freestanding sign per entrance is allowed pursuant to Code Section 20-4106, subsection (c), as long as said sign is no larger than 50 square feet of surface area per side of sign, up to a maximum of 100 square feet of aggregate surface area. Directional signs consistent with Code Section 20-4107(g) are allowed, and included directional signs which are not over six feet in sign height and which do not have a surface area greater than four square feet per side up to a maximum of eight square feet in aggregate surface area for all sides per sign. Notwithstanding anything herein to the contrary, signage required by federal or state is allowed.
- n. A minimum 35-foot landscape buffer must be maintained or installed along the western boundary of the property as shown on the approved Site Plan. Twenty feet of the 35-foot landscaped buffer must be undisturbed with existing trees and shrubbery maintained. Maintenance of the undisturbed area can include the removal of trees that are deemed dangerous, but must be replaced. Landscaping that is installed must comply with the list of recommended species that is maintained by the Town's Planning Department. A landscaping plan meeting the requirements of Town Code Sec 20-3403 must be submitted and approved in conjunction with a zoning permit application. If any revisions to the landscaping are required in order to comply with environmental ordinances administered by Buncombe County, approval of such revisions shall not be unreasonably withheld by the Town. Any landscaping required by the plan shall be maintained in accordance with Sec. 20-3404(e).
- o. Compliance with Buncombe County sedimentation and erosion control standards and with Buncombe County's stormwater regulations is required. All permitting and inspections on these issues will be conducted through Buncombe County.

- p. Onsite amenities shall be provided for the residents of the project as shown on the approved Site Plan. At a minimum, such amenities shall include or be substantially similar to the following: swimming pool, community building with multipurpose room and resident computer center, onsite leasing office, bicycle storage, covered picnic area with tables and grilling area, furnished fitness center/exercise room, commercial grade playground equipment, and toddler play lot.
 - q. This project is subject to a final review by the Town's technical review committee prior to issuance of any permits.
 - r. A zoning permit required by Sec. 20-3110 shall be applied for within one year from the effective date of the Conditional District Ordinance. Upon request of the owner/developer, Town Council may, in its sole discretion, grant such extension as Town Council deems appropriate under the circumstances. Progress on the construction of the Project and the establishment of vested rights shall thereafter be governed by NCGS 160D-108.
 - s. Code Section 20-3203 shall continue to govern the project including, but not limited, to those provisions regarding issuance of zoning permits, modifications (in accordance with Code Section 20-1303), appeals, and final plat approval.
 - t. The Conditional Zoning Ordinance shall be recorded in the Buncombe County Register of Deeds, and shall be binding on the property owner, her successors and assigns.
 - u. The conditional district zoning will be valid for five years from the date of approval by Town Council with building permits obtained within this 60-month period. Failure to obtain building permits within this time frame shall render the approval null and void.
3. That the Town Zoning Administrator is hereby authorized and directed to make the changes as herein enacted on the official zoning map with said Conditional District labeled as "CD-7" and to issue a zoning permit for the improvements that are to be made in compliance with this Conditional District.
 4. That if any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, it will be up to Town Council to determine if the validity of the remaining portions of this ordinance is affected.
 5. That all ordinances and clauses of ordinances contained within the Town's Code of Ordinance which are in conflict herewith, are hereby repealed to the extent of such conflict.
 6. That this ordinance is effective immediately.

ADOPTED THIS the ___ day of _____, 2023, with a vote of ___ for and ___ against, with Councilmember Doug Jackson excused from the vote due to a conflict of interest.

PATRICK FITZSIMMONS, Mayor

JAMES ELLER, Town Clerk

OWNER/DEVELOPER CONSENT TO CONDITIONS: By signing below I acknowledge that I am the respective owner and developer of the property, and that I have read, agree, and accept the conditions set forth in this Ordinance.

OWNER:

DEVELOPER:

LDG MULTIFAMILY, LLC

BETTY HOLLIFILED ROBERTS

CHRIS DISCHINGER, Managing Member

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, _____, a Notary Public of Buncombe County, North Carolina, certify that **JAMES ELLER** personally came before me this day and acknowledged that he is the Town Clerk of the Town of Weaverville, a municipal corporation, and that by authority duly given, the foregoing instrument was signed in its name by the Mayor of the Town of Weaverville, and attested by himself as the Town Clerk..

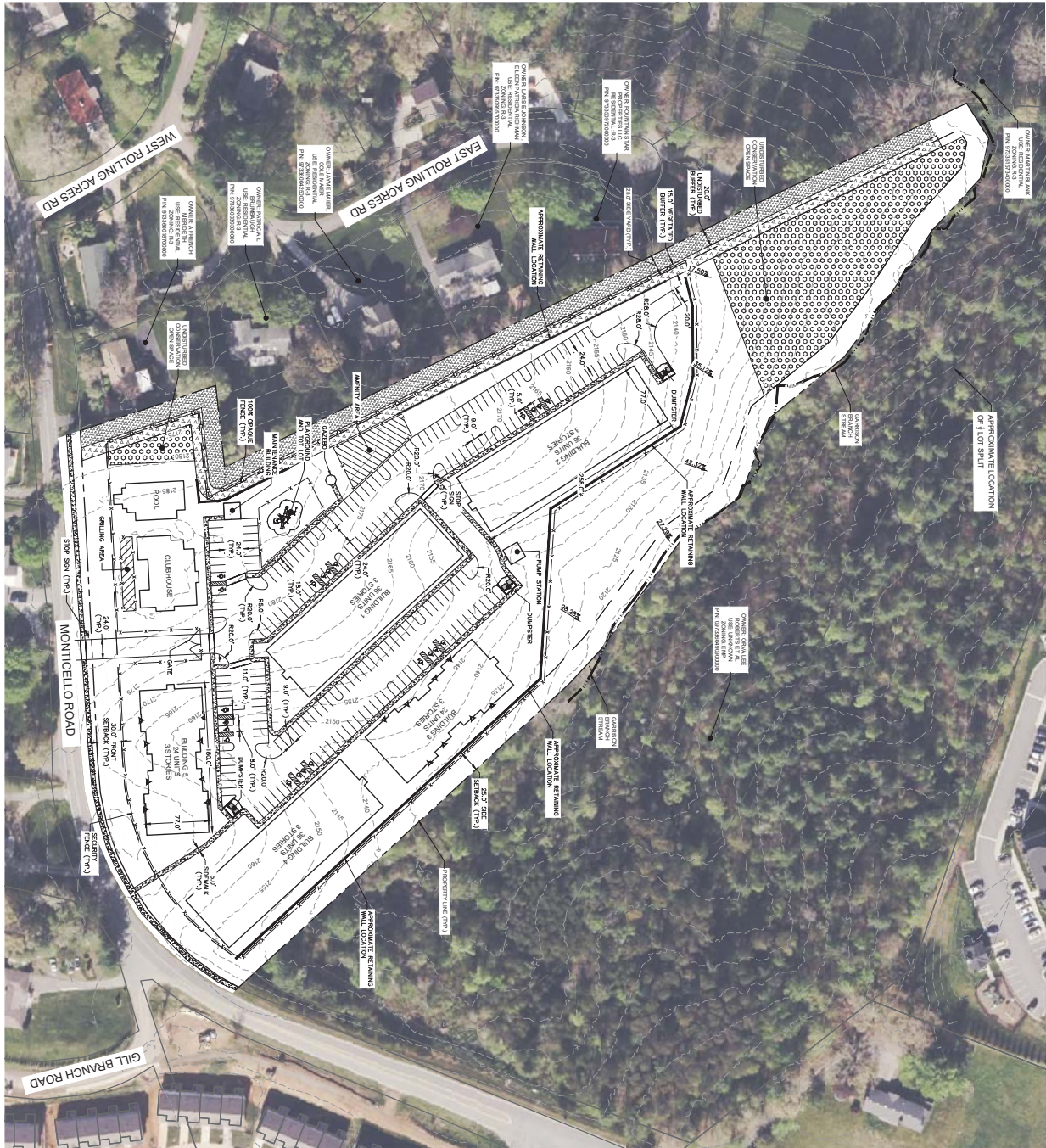
Witness my hand and official seal, this the ___ day of _____, 2023.

Notary Public

My Commission Expires:

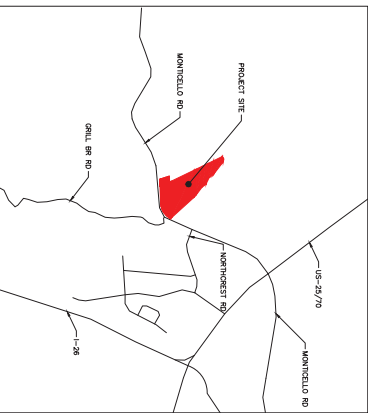
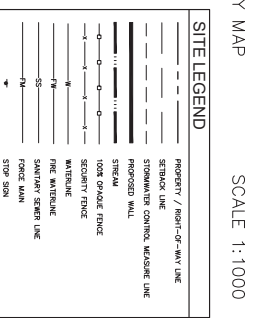
[Notary Seal]

This document, together with the concepts and designs presented herein, is an instrument of service, is prepared only for the specific purpose and client for which it was prepared, these of and requires reliance on the document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA TABLE	
DEVELOPER	KIMLEY-HORN AND ASSOCIATES, INC.
DESIGNER	LDG MULTIFAMILY, LLC
PROPERTY ADDRESS	171 MONTICELLO RD WEAVERVILLE, NC 28787
DEED BOOK AND PAGE	156, 051
DEED RECORDING	PN 273303030000
CONSENT ZONING	R-2
CONSENT ZONING	RESIDENTIAL ZONING
OWNER	LDG MULTIFAMILY, LLC
PROPOSED USE	156 UNITS/FAMILY RESIDENTIAL
PROPOSED DENSITY	156 UNITS/14.8 ACRES = 10.5 UNITS PER ACRE
PROJECT BOUNDARY	156 UNITS/FAMILY RESIDENTIAL
EXISTING BOUNDARY	156 UNITS/FAMILY RESIDENTIAL
EXISTING AREA	14.8 ACRES
FLOOR AREA	1,000,000 SQ FT
PROPOSED MULTIFAMILY RESIDENTIAL	156 UNITS/FAMILY RESIDENTIAL
TOTAL GROUND COVER	156 UNITS/FAMILY RESIDENTIAL
TOTAL SITE GRASS	156 UNITS/FAMILY RESIDENTIAL

- NOTES**
1. PRELIMINARY DESIGN. THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE OF NORTH CAROLINA.
 3. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE STATE OF NORTH CAROLINA.
 4. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE STATE OF NORTH CAROLINA.



MONTICELLO FAMILY
PREPARED FOR
LDG MULTIFAMILY, LLC

SITE PLAN

WEAVERVILLE NORTH CAROLINA

KHA PROJECT 014280001
DATE 01/09/2023
SCALE AS SHOWN
DESIGNED BY ARS
DRAWN BY LDS
CHECKED BY ARS

42

PRELIMINARY
NOT FOR CONSTRUCTION

Kimley-Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: (919) 877-2050 WWW.KIMLEY-HORN.COM
NC FIRM #0102

No.	REVISIONS	DATE	BY

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: January 23, 2023

SUBJECT: 480 Reems Creek Road Project – Action on Annexation, R-3 Zoning, and Water Request

PRESENTER: Town Attorney, Planning Director, Public Works Director

ATTACHMENTS: Proposed Annexation Ordinance
Waterline Extension/Commitment Request
Public Works Director Recommendation (email dtd 12/12/22)

DESCRIPTION/SUMMARY OF REQUEST:

Since the public hearings on the annexation and the R-3 zoning have now occurred, Town Council is eligible to take action on the voluntary annexation petition and the requested R-3 zoning application for 480 Reems Creek Road.

A proposed ordinance is attached for consideration.

A water request (waterline extension and commitment) related to the project is also pending. As Public Works Director Dale Pennell indicated in his email dated December 12, 2022, he has found that, at this time, there is sufficient capacity within the Town’s water system to provide this project without affecting existing customers.

COUNCIL ACTION REQUESTED:

Town Council is asked to consider taking action on the annexation petition, the R-3 zoning request, and the water request. If Town Council is inclined to approve these requests, the following motion is suggested:

I move that we adopt the annexation ordinance which provides for initial zoning of R-3, as presented, and approve the related waterline extension and commitment request.

PREPARED BY AND RETURN TO:

Jennifer O. Jackson, Weaverville Town Attorney
30 South Main Street, Weaverville, NC, 28787

**AN ORDINANCE EXTENDING THE CORPORATE LIMITS
OF THE TOWN OF WEAVERVILLE, NORTH CAROLINA –
PONDER – 17.4+/- ACRES ON REEMS CREEK ROAD
ANNEXATION #2022-3**

WHEREAS, the Town Council has been petitioned under N.C. Gen. Stat. § 160A-31 to annex the area described below and the Town Clerk investigated the petition and certified the sufficiency of the petition; and

WHEREAS, the Town of Weaverville has the authority pursuant to Part 3 of Article 19 of Chapter 160A of the North Carolina General Statutes to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and to amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

WHEREAS, the initial zoning designation was requested to be R-3 and by letter dated January 4, 2023, the Planning Board found R-3 zoning to be reasonable and consistent with the Town's Comprehensive Land Use;

WHEREAS, a public hearing on the question of annexation was held during a meeting of Town Council on 17 January 2023 at 6:00 p.m., that allowed both in-person and remote participation, after due notice by mailing, posting the property, and publication on 5 January 2023 and 12 January 2023, and a written comment period beginning on 28 December 2022;

WHEREAS, a public hearing on the question of R-3 zoning was held during a meeting of Town Council on 17 January 2023 at 6:00 p.m., that allowed both in-person and remote

participation, after due notice by mailing, posting the property, and publication on 5 January 2023 and 12 January 2023, and a written comment period beginning on 28 December 2022;

WHEREAS, at the public hearings the residents of Weaverville and the surrounding area were given an opportunity to be heard on any questions regarding the desirability of the annexation and the R-3 zoning requested;

WHEREAS, Town Council finds that the annexation petition is valid and the public health, safety, and welfare of the inhabitants of the Town and the area proposed for annexation will best be served by annexation of the area proposed;

WHEREAS, Town Council finds that R-3 zoning is consistent with the Town's Comprehensive Land Use Plan and the resolution adopted by Town Council on 13 December 2022;

WHEREAS, when considering such factors as the size, physical conditions, and other attributes of the property, the benefits and detriments to the landowners, the neighbors, and the surrounding community, and the relationship between the current actual and permissible development on the property and the adjoining areas and the development that would be permissible under the proposed zoning, Town Council finds that R-3 zoning is reasonable and in the public interest in that R-3 zoning is compatible with the current uses and zoning of several properties within the area including properties within the Town and just outside its municipal limits, and could serve to diversify the housing stock within the Town's municipal limits.

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

7. By virtue of the authority granted by N.C. Gen. Stat. § 160A-31, the +/-17.4 acres which are shown on the survey that is attached hereto and incorporated herein by reference, and further identified as Buncombe County Parcel Identification Numbers 9752-25-2483, 9752-25-5201, and 9752-25-3887, are hereby annexed and made part of the Town of Weaverville. Said territory shall be subject to the municipal taxes according to N.C. Gen. Sta. § 160A-58.10.
8. From and after the effective date of this annexation ordinance, the area so annexed shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Weaverville and shall be entitled to the same privileges and benefits as other parts of the Town.
9. The Zoning Map of the Town of Weaverville is hereby amended to establish an R-3 zoning classification for the property so annexed.
10. The property owner is directed to submit to the Town of Weaverville an annexation map showing the property so annexed for recordation purposes.
11. The Mayor of the Town of Weaverville shall cause to be recorded in the Office of the Register of Deeds for Buncombe County, and in the Office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory, described in Paragraph 1 above and shown on the attached survey, together with a duly certified copy of this

Ordinance within 30 days of the effective date of the annexation. Such a map shall also be delivered to the Buncombe County Board of Elections as required by N.C. Gen. Stat. § 163-288.1.

12. This annexation ordinance shall be effective immediately.

ADOPTED THIS the ____ day of _____, 2023, with ____ voting in favor and ____ against, with Councilmember John Chase being excused from the vote due to a conflict of interest.

PATRICK FITZSIMMONS, Mayor

ATTESTED BY:

APPROVED AS TO FORM:

JAMES ELLER, Town Clerk

JENNIFER O. JACKSON, Town Attorney

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, _____, a Notary Public, certify that James Eller personally came before me this day and acknowledged that he is the Town Clerk for the Town of Weaverville and that by authority duly given and as the act of the municipal corporation, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal, and attested by him as its Town Clerk. Witness my hand and seal this the ____ day of _____, 2023.

Notary Public

My Commission Expires: _____

Schedule B. Exceptions From Coverage

- SYMBOL LEGEND
1. HOUSING FOUNDATION
2. TEMPOARILY BENCHMARK
3. CHIMNEY FOUND
4. MONUMENT FOUND (AS DESCRIBED)
5. SPY REBAR WITH "O" HOLES AND ASBRO "CAP SET"
6. CONCRETE FOUND (AS DESCRIBED)
7. MATHEMATICAL FOUND
8. MATHEMATICAL SET
9. STORMWATER MANHOLE
10. SANITARY SEWER MANHOLE
11. SANITARY SEWER CLEANOUT
12. TELEPHONE MANHOLE
13. SIGN
14. WATER METER
15. WATER VALVE
16. FIRE HYDRANT
17. USE OF SEWER CONNECTION
18. WATER MANHOLE
19. TELEPHONE PEDESTAL
20. UTILITY POLE
21. UTILITY POLE WITH ONLY WIRE
22. LIGHT POLE (SINGLE HEAD)
23. LIGHT POLE (DOUBLE HEAD)
24. LIGHT POLE (TRIPLE HEAD)
25. LIGHT POLE (CROSSBARK HEAD)
26. ARCH ELEVATION
27. HANGING BOWL/BOLLARD
28. HANGING GARDEN BRACE
29. BOLLARD
30. PAINTED TRAFFIC ARROWS
31. PVC PIPE POSSIBLE SEPTIC TANK / WELL
32. AREA LIGHT
33. WETLAND FLAGGING

LINE TYPE LEGEND table with columns for Line Type and Description.

ABBREVIATION LEGEND

- CMP CORRUGATED METAL PIPE
RCC REINFORCED CONCRETE PIPE
DF DUCT IRON PIPE
NORTHING
E EASTING
AL ELEVATION
OASIS GLOBAL NAVIGATION SATELLITE SYSTEM
AV AVIATION
S STATE ROAD
E ELECTRICAL BOX
EM ELECTRICAL METER
TBE TRAFFIC SIGNAL BOX
A.C.A. ALSO KNOWN AS
E ELECTRICAL BOX
AB ABOVE GRADE
BE BELOW GRADE
TTL TOTAL
S B STREET BOOK
P PAGE
PD PAVED
TPM TRUNCATED DOME PLATE
RCC REBAR WITH CAP FOUND

NOTICE

The survey of the property shown on this plan was conducted by the surveyor in accordance with the provisions of the Surveying and Mapping Act of 1998, Chapter 108, Illinois Compiled Statutes (625 ILCS 108/1-10).

- 1. Philip B. White, civilly certify the following information was used to perform this survey:
(1) Chain of survey
(2) Horizontal Positional Accuracy: 0.01 meters
(3) Vertical Positional Accuracy: 0.01 meters
(4) Total Error: 0.01 meters
(5) Date of GPS Survey: 08/25/22
(6) Horizontal Datum: NAD 83
(7) Vertical Datum: NAVD 83
(8) Publication of this Survey: 10/21/22
(9) Survey Method: GNSS
(10) Combined grid bearing: 0.00000131
(11) Under U.S. Survey Law

ZONING INFORMATION

PROPERTY IS ZONED R-2 (RESIDENTIAL) ACCORDING TO THE BANCROFT COUNTY ZONING ORDINANCE.

REQUIREMENTS FOR PUBLIC USE AND/OR DEVELOPMENT ARE AS FOLLOWS:

- MINIMUM LOT AREA: 10,000 SQ. FT.
MINIMUM LOT WIDTH: 30 FT.
MINIMUM LOT DEPTH: 30 FT.
MAXIMUM BUILDING HEIGHT: 30 FT.

SEE THE BANCROFT COUNTY MUNICIPAL CODE OF ORDINANCES FOR OTHER ZONING RESTRICTIONS.

NOTE: NO ZONING REPORT HAS PROVIDED AND ALL ZONING INFORMATION SHOWN HEREBY SHOULD BE VERIFIED WITH THE BANCROFT COUNTY PLANNING DEPARTMENT.

Professional seal and signature of Philip B. White, dated 10-21-2022.

- 1. Any utility, line, easement, driveway, etc. or other matter that appears but does not fit the lines on the Public Records or is not indicated, or a detached boundary the Commission Data and the data on which of the Schedule B, Part 1-Requirements are not.
2. Taxes for the year 2022 and all subsequent years, not yet due and payable.
3. Easements and any other facts as shown in Plat Book 22, Page 18, Bancroft County Registry.
4. The Land does not include any houses, trailers, mobile dwelling or manufactured home which may be located on the property described in Subsection A.
5. Right of parties in possession as tenants only, under unrecorded leases (if rental agreements).
6. Encroachments, encroachment, boundary line encroachment, driveway, easement of area, right, easement, (drains, ditches, ditches, rights of parties in possession, interests or claims which would be revealed by a normal and accurate survey and inspection of the Land.

THE FOLLOWING EXCEPTIONS APPLY TO TRACT 1 ONLY:

- 7. Right of way of Reams Creek Road (SR 1003) to its full legal width.
8. Boundary Line Agreement recorded in Book 1204, Page 438, Bancroft County Registry.
9. Easement(s) to Carolina Power and Light Company recorded in Book 1206, Page 407, and Book 1087, Page 36, Bancroft County Registry.
10. Right of others in and to the right of way as set forth in instrument recorded in Book 1367, Page 489 as reflecting that right of way recorded in Book 1117, Page 84, Bancroft County Registry.
11. Terms and provisions of that Real Estate Maintenance Agreement recorded in Book 1204, Page 302, Bancroft County Registry.

THE FOLLOWING EXCEPTIONS APPLY TO TRACT 2 ONLY:

- 12. The Land has no independent means of access and is dependent upon other lands owned by the Proposed Trust.

THE FOLLOWING EXCEPTIONS APPLY TO TRACT 3 ONLY:

- 13. Right of way and easement recorded in Book 1643, Page 752, Bancroft County Registry.
14. Easement(s) to Carolina Power & Light recorded in Book 704, Page 84, Bancroft County Registry.
15. Right of way to the State Highway Corridor recorded in Book 872, Page 283, Bancroft County Registry.
16. Right of way recorded in Book 726, Page 831, and Book 1497, Page 176, Bancroft County Registry.
17. Water Easement recorded in Book 1412, Page 427, Bancroft County Registry.
18. Right of others in and to the right of way affecting the Land, if any.



Appears to be 87' in width based upon ground measurement and Book 1061, Page 58. No determination was found concerning right-of-way across the subject property. Advise the relevant property.

L41 and the line directly to the south bearing bearing of 89564° 37' 41" W 174.89' appear to reflect the boundary line agreement.

Recorded in nature, unable to determine location.

Right-of-way benefits the subject property, shown herein. Right of others in and to the right of way as set forth in instrument recorded in Book 1117, Page 84, Bancroft County Registry.

The subject property does not appear to have access to a public road.

37' right-of-way, shown herein, and a mineral easement appearing to benefit the subject property with use of an existing well located east of the subject property, are, shown herein.

Recorded in nature, unable to determine location.

This deed reflects a former portion of Tract 3, now being PH 875234087, does not affect Tract 3.

Boundary Tract 3, shown herein.

Boundary agreement for use and maintenance of well located on PH 875234087, benefits the subject property.

rights are not surveyed related. No reference given to 30' right-of-way.

Table with columns: LINE, BEARING, DISTANCE. Lists various boundary lines and bearings.

Tract 1:

Being Lot 107 (B) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.

Being Lot 108 (C) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.

Being Lot 109 (D) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.

Being Lot 110 (E) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.

Being Lot 111 (F) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.

Being Lot 112 (G) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.

Being Lot 113 (H) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.

Being Lot 114 (I) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.

Being Lot 115 (J) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.

Being Lot 116 (K) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.

Being Lot 117 (L) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.

Being Lot 118 (M) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.

Being Lot 119 (N) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.

Being Lot 120 (O) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.

Being Lot 121 (P) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.

Being Lot 122 (Q) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.

Being Lot 123 (R) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.

Being Lot 124 (S) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.

Being Lot 125 (T) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.

Being Lot 126 (U) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.

Being Lot 127 (V) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.

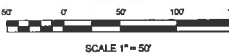
Being Lot 128 (W) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.

Being Lot 129 (X) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.

Being Lot 130 (Y) as shown on a plan of the Reams Creek Property as a plot of the same recorded in Plat Book 22 of page 18, in the office of the Register of Deeds for Bancroft County, North Carolina, to which said reference is hereby made for a part to be described.



ALTAIR'S Land Title Survey of Property Owned by Rick & Dennis Ponder
REFERENCES
Address: 400 Reams Creek Rd, 400 Reams Creek Rd
PH 875234087, 875234087, 875234087
Deed Book 111, Page 790
Portion of Plat Book 22, Page 19
Reams Creek Township, Bancroft County, N.C.
Filed With: Completed 10-18-2022
Drawn By: Philip B. White, P.L.S.
CDB # 2218402228
SHEET 2 OF 2
Philip B. White, P.L.S.
Ed Holmes & Associates Land Surveyors, PA
200 Ridgeland Court, Ste. 208 Asheville, NC 28806
Company License # C-2806
CDB 2218402228



**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@weavervilleenc.org
Application Fee Based Upon Size of Property

OWNER/APPLICANT NAME: WARREN SOLLY (ENIL DESIGN CONCEPTS) APPLICATION DATE: 12/2/2022
PHONE NUMBER: 828-252-5388 MAILING ADDRESS: 168 PATTON AVE
ASHEVILLE NC 28801

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

- The Zoning Map
- The text of the Zoning Ordinance (Chapter 20 Planning and Development)

APPLICATION TO AMEND ZONING MAP

PROPERTY ADDRESS: 480 PEEMS CREEK
9752-25-2483 9999 PONDER ROAD
PIN: 9752-25-5201 LOT AREA (acres): 17.4 AC
9752-25-3887
CURRENT ZONING DISTRICT: COUNTY R-2 PROPOSED ZONING DISTRICT: WEAVERVILLE R-3

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
- Adjoining property owners, addresses, and Buncombe County PINs

APPLICATION TO AMEND TEXT

SECTION(S) OF CHAPTER 20 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
Application Fee Based Upon Size of Property

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

[Handwritten Signature] (OF CIVIL DESIGN CONCEPTS) *12/2/2022*
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.

Application fees are due at the time of submittal. Withdrawal of an application after the public hearing has been advertised will result in the forfeiture of the application fee.

REZONING FEE SCHEDULE:

< 1 acre	\$250.00
1-3 acres	\$500.00
4-9 acres	\$750.00
10 + acres	\$1,000.00

Text Amendment

Fees..... \$500.00

OFFICE USE ONLY

FEE: \$	DATE PAID:	CHECK	CASH
DATE OF INTIAL COUNCIL MEETING:		ACTION TAKEN:	
DATE OF PLANNING BOARD MEETING:		ACTION TAKEN:	
DATE OF PUBLIC HEARING & COUNCIL DECISION:		FINAL ACTION:	



Transmittal

Date: December 05, 2022
Project Name: 480 Reems Creek
CDC Project: 12237


To: Dale Pennell, P.E., P.L.S.
Town of Weaverville
Public Works Director
15 Quarry Road
Weaverville, NC 28787

Via Mail Overnight Hand Delivered Pick up @ CDC Office

Copies	Date	Description
1	12-05-22	Application for a Commitment Letter
1	12-05-22	11x17 Conceptual Layout Bulletin
1	12-05-22	Revised Water Demand Calcs

REMARKS:

cc:


By: Warren Sugg, P.E.

TOWN OF WEAVERVILLE
WATER DEPARTMENT

APPLICATION FOR A COMMITMENT LETTER

APPLICANTS NAME: Warren Sugg, P.E. PROJECT NAME: 480 Reems Creek
ADDRESS: 168 Patton Avenue LOCATION: 480 Reems Creek Road
Asheville, NC 28801
PHONE NUMBER: 828-252-5388 PIN NUMBER: 9752-24-3887; -5201; -2483
ELEVATION: 2180

TYPE OF SERVICE:

- RESIDENTIAL SINGLE FAMILY HOME
 TWO FAMILY _____ NUMBER OF BUILDINGS
 MULTI-FAMILY 139 NO. OF BUILDINGS 1 UNITS PER BUILDING
 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 675
MAXIMUM GALLONS PER DAY 58,380
ANTICIPATED DATE OF SERVICE Spring 23

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.

ACKNOWLEDGEMENT:

I Warren Sugg, P.E. understand that the processing fee of \$ 100 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 Warren Sugg

Date 12/5/12



WATER DEMAND CALCULATIONS

Project Scope: This project will consist of max 139-3 bed-2 bath units, Pool with pavilion, gym with kitchen, and leasing office

AVERAGE DAILY DEMAND

Establishment Type	Daily Design Flow		No. of Units	Total Flow		Notes
3-Bed Units	400 gal /	Unit	139	55,600	gpd	
Pool	10 gal /	Unit	278	2,780	gpd	
Average Daily Demand				58,380	gpd	

Are fixture counts available: Yes

PEAK WATER DEMAND

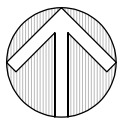
Fixture Type	Demand Weight of Fixtures		No. of Fixtures	Fixture Units	
Sinks	4	fixture units /	fixture	286	1,144
Water Closet FV	5	fixture units /	fixture	286	1,430
Bath/Shower	4	fixture units /	fixture	286	1,144
Washing Machine	4	fixture units /	fixture	143	572
Service Sink	6	fixture units /	fixture	1	6
Sink (Public)	1.5	fixture units /	fixture	3	5
Urinal	5	fixture units /	fixture	2	10
Water Closet (Public)	10	fixture units /	fixture	3	30
Dishwasher	1.4	fixture units /	fixture	143	200
Total Fixture Units					4,541
Total Peak Water Demand					675 gpm

FIRE PROTECTION

Unit demand = 500 GPM

Notes:

1. Establishment types and daily design flows from Average Daily Water Demand Chart.
2. Fixture types and demand weight from COA Design & Construction Manual figure W02-b, NC Plunr code, and **load calculations provided by plumbing engineer.**
3. Peak design flows are from Instantaneous Water Demands Chart.
4. Calculated domestic water demand above is based upon anticipated fixture counts for the project. Final calculations shall be done by the Plumbing Engineer during construction document preparation.



NORTH

0 100

PROPOSED AMENITIES BUILDING WITH KITCHEN

PROPOSED POOL/OVERLOOK PAVILION

PROPOSED DOG PARK

PROPOSED FIRE HYDRANT ASSEMBLY (TYP)

PROPERTY LINE (TYP)

PROPOSED MAIL KIOSK

PROPOSED 6" WATER LINE (TYP)

PROPOSED RESIDENTIAL WATER METER (TYP)

LAKEWAY CIRCLE
(PUBLIC TOW ASPHALT)

HIGHLAND POINTE HOMEOWNERS
ASSOCIATION P.C.
PIN 975223887
D.B. 1581, PG. 35
P.B. 57, PG. 36

REEMS CREEK GOLF C
PIN 975237301
D.B. 5849, PG. 11
P.B. 124, PG. 13

CALLIE SIMPSON
PIN 9752157865
D.B. 6071, PG. 1410
P.B. 207, PG. 85

WALTER AND ELIZABETH BRANK
PIN 9752157254
D.B. 1217, PG. 462
NOTE: GIS SHOWS THIS AS BEING OWNED BY
ARTHUR BENKE, D.B. 5089, PG. 690, BUT THIS
DEED DESCRIBES PROPERTY TO THE WEST

MARMISH PROPERTIES, LLC
PIN 9752145993
D.B. 5867, PG. 1931
P.B. 125, PG. 62

PROPOSED WATER SERVICE LINE (TYP)

DAVID GAINES &
KIRA HOLLIFIELD
PIN 9752148810
D.B. 5060, PG. 621
P.B. 22, PG. 19

BOBBIE JO COLE EXECUTRIX
PIN 9752240734
D.B. 1466, PG. 21
P.B. 22, PG. 19

PROPOSED LEASING OFFICE

KATHY BULLMAN
PIN 9752246901
D.B. 1937, PG. 283

SUZANNE MATTERA
PIN 9752245796
D.B. 9765, PG. 1237
P.B. 73, PG. 44

PROPOSED TAP INTO EXISTING WATER LINE

APPROXIMATE LOCATION OF
EXISTING TOW WATER LINE (TYP)

REEMS CREEK ROAD (SR#1003)
(PUBLIC TOW ASPHALT)

BEVERLY GREGG LIVING TRUST
PIN 9752243697
D.B. 5814, PG. 1048
P.B. 22, PG. 19

HOUSTON FRANK HEIRS
PIN 975224765
D.B. 369, PG. 943

NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION
D.B. 4683, PG. 267



480 REEMS CREEK WATER ALLOCATION BULLETIN OCTOBER 2022

Jennifer Jackson

From: Dale Pennell
Sent: Monday, December 12, 2022 2:11 PM
To: Selena Coffey; Jennifer Jackson
Cc: James Eller; Dale Pennell
Subject: Review of revised Water Commitment Request for 480 Reems Creek Townhomes
Attachments: 480 Reems Creek Water Allocation Package Dec REVISED.pdf

Selena and Jennifer,

After the November 2022 town council meeting, the applicant for the 480 Reems Creek Townhomes project re-submitted their Application for a Commitment Letter on December 5. Their new application shows a reduction in the number of townhouse units from 160 to 139, with a commitment request for these 3-bedroom units and a pool totaling 58,380 GPD, down from their original 67,200 GPD requested, for a reduction of 8,820 GPD. The layout of the development generally remains the same, with a proposed 6" water line looped through the project.

My comments on water availability for the original project also apply to this revised project, including the requirement for the developer to design, permit and build the water line extension before turning it over to the town for ownership and maintenance and investigate the possibility of connecting to the town's water line in Lakeway Circle to the north.

Therefore, it is again my opinion that that we have adequate flow and pressure at this time to serve the proposed development without any adverse effect on our current customers. With the addition of this revised project, our total water commitment within our system will be at 75.18%, compared to 75.77% using the original project.

I am available to answer questions or provide additional information as requested.

Thanks,
Dale

***Dale Pennell, PE, PLS
Public Works Director
Town of Weaverville
15 Quarry Road
Weaverville, NC 28787
828-645-0606 Office
828-231-7050 Cell***

From: Dale Pennell <dale.pennell@weavervillenc.org>
Sent: Tuesday, November 15, 2022 3:11 PM
To: Selena Coffey <scoffey@weavervillenc.org>
Cc: Jennifer Jackson <jjackson@weavervillenc.org>; James Eller <jeller@weavervillenc.org>; Dale Pennell <dale.pennell@weavervillenc.org>
Subject: Review of Water Commitment Request for 480/484 Reems Creek Townhomes

Selena,

I have attached an application for a commitment letter, along with a concept plan, for a new development called 480/484 Reems Creek Road which was received on November 9, 2022. This property is accessed from Reems Creek Road just beyond Union Chapel Road and the Citgo convenience store. This site adjoins town limits along Lakeway Circle

and the Reems Creek Golf Club to the north. The developer has proposed 160 townhouses, a pool and several accessory buildings on 17.5 acres, served with a new six-inch water line and fire hydrants which will extend the town's water system throughout the property. They have requested a water allocation for an estimated daily water demand of 400 gallons per day (GPD) per unit and 3,200 GPD for the pool, totaling 67,200 GPD, with a maximum estimated flow of 683 gallons per minute (GPM), and an estimated date of service of Spring, 2023. We have an 8" water line on the north side of Reems Creek Road directly in front of this property and it is my opinion that we have adequate flow and pressure at this time to serve the proposed development without any adverse effect on our current customers. As is customary within our water system, the developer will be expected to design, permit and install their proposed water lines in accordance with our town standards, then turn the new system over to the town for maintenance and operation, all with no cost to the town.

The attached application shows the proposed water needs, followed by detailed engineering calculations and a map of the proposed development and water system. There may be some value during any continued engineering discussion on this project to investigate the possibility of connecting their proposed water line(s) with our town water line in Lakeway Circle to the north to create a loop within our water system.

My most recent version of the town's Water Commitments spreadsheet is also attached. This spreadsheet reflects the approved commitments as of November 14. Our previous commitment spreadsheet dated September 19, 2022 had the "Current % of WTP used or committed" at 69.53%. The attached spreadsheet dated November 14, 2022 show that figure is now at 71.29% after the addition of the Monticello Family apartments and deletion of an expired approval for Greenwood Park and the completion of the new Marshalls store. FYI, if we add the above described project with a requested capacity of 67,200 GPD to this latest spreadsheet, then the % committed figure rises to 75.77% using the full NCDEQ standard of 400 GPD per apartment, and 53.91% if the actual average consumption of 50 GPD is used.

As we have discussed in the past, the state mandates that we have a plan in place for how to increase our water supply when we reach a total of actual usage and future commitments of **80%** of our WTP capacity (which would equal 1,200,000 GPD). When we reach 90% of WTP capacity, we must be under construction or limit any additional commitments until construction begins. We have been conservative in our approach for how to supply additional water for our system and have therefore used the 70% threshold for being proactive in determining our future needs. The difference between 70% and 80% is 150,000 GPD, and we have now exceeded the 70% threshold with the major water allocation requests that have been approved in recent months.

As you know, we are now actively looking at 7 alternatives to address our future water needs. Based on our current WTP status, consideration of this and other recent allocation requests, anticipation of future requests, and an estimated 2 to 4 years for completion of any water-related construction project(s), I want to again emphasize the need to promptly move forward with a plan that guarantees a dependable and reliable water source for the town's future.

I am available to answer questions or provide additional information as requested.

Thanks,
Dale

Dale Pennell, PE, PLS
Public Works Director
Town of Weaverville
15 Quarry Road
Weaverville, NC 28787
828-645-0606 Office
828-231-7050 Cell

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, January 23, 2023
Subject: Water System Update
Presenter: Mayor Patrick Fitzsimmons & Town Manager Selena Coffey
Attachments: 1. Resolution Supporting Regional Cooperation in Expanding Water Capacity
2. Updated Action Plan for Addressing Water Resolution

Description:

Attached are 1) Resolution Supporting Regional Cooperation in Expanding Water Capacity and 2) an update to the Action Plan for Addressing the Water Resolution. Mayor Fitzsimmons will lead Town Council through the Resolution and Town Manager Coffey will update Council on the Action Plan for Addressing Water issues as approved by Council in June 2023.

The Resolution Supporting Regional Cooperation and Coordination Concerning Expanding Water Capacity recognizes the support that these jurisdictions have offered and, if adopted, would indicate a willingness on the part of the Town to keep supplemental water rates to these supporting jurisdictions affordable if, with their assistance, the Town receives grant funding for the expansion of its water treatment plant. The key provision of the resolution states as follows:

“... should the regional efforts of Madison County and the Towns of Mars Hill and Marshall to support grant funding for the Town’s WTP expansion be successful, the Town of Weaverville intends to enter an intergovernmental agreement that offers such supporting jurisdictions with supplemental water at a wholesale water rate that is to be roughly based on cost of production, evaluated annually, plus ten percent (10%).”

Council Action Requested:

The Town Manager recommends action to approve the Resolution and direct staff in next steps regarding the Action Plan.

TOWN OF WEAVERVILLE
RESOLUTION SUPPORTING REGIONAL COOPERATION AND COORDINATION
CONCERNING EXPANDING WATER CAPACITY

WHEREAS, the Town owns and operates a water system that includes a water treatment plant (“WTP”) that was completed in 1997 and has a permitted design capacity which allows the withdrawal of up to 1.5 million gallons of raw water per day from the Ivy River;

WHEREAS, the Ivy River is a regional natural resource and there appears to be interest among the Town’s neighboring jurisdictions and other stakeholders to have formal discussions concerning the feasibility of cooperative agreements that will allow a broader regional approach to the supply of water in and around the Town of Weaverville;

WHEREAS, preliminary engineering reports secured by the Town indicate that there will be a need to expand the water production capacity in the Town’s WTP in the near future to accommodate expected growth in the region;

WHEREAS, the Towns of Mars Hill, Marshall, and Weaverville all expect growth in their jurisdictions and a need for additional water capacity to support that growth;

WHEREAS, Weaverville is pursuing funding assistance options for its WTP expansion project, including grant funding, and Madison County and the Towns of Mars Hill and Marshall have indicated their support of grant funding applications, including specifically a funding request that is due to be submitted to the North Carolina General Legislature in January 2023;

WHEREAS, in exchange for regional support of grant funding applications for the WTP expansion project, Weaverville intends to offer supplemental water to supporting jurisdictions at an affordable water rate;

Now, therefore, **BE IT RESOLVED** by the Weaverville Town Council that, should the regional efforts of Madison County and the Towns of Mars Hill and Marshall to support grant funding for the Town’s WTP expansion be successful, the Town of Weaverville intends to enter an intergovernmental agreement that offers such supporting jurisdictions with supplemental water at a wholesale water rate that is to be roughly based on cost of production, evaluated annually, plus ten percent (10%).

THIS the ____ day of January, 2023.

TOWN OF WEAVERVILLE

Patrick Fitzsimmons, Mayor

ATTESTED BY:

James Eller, Town Clerk

ACTION PLAN FOR ADDRESSING RESOLUTION WATER SYSTEM RECOMMENDATIONS APPROVED 06-27-2022

ACTION STEP DESCRIPTION	RESPONSIBLE PARTY	RESOURCES NEEDED	TIMELINE	NOTES
1. Implement the water supply system resiliency improvements as soon as possible.				
A. Town staff is directed to proceed with the water supply resiliency improvements by determining cost estimates, attempting to secure grant and/or loan financing for the improvements (grant application pending), developing a financing plan, and to proceed with all necessary engineering, permitting, and bidding, and all other tasks necessary to have these needed improvements under contract as soon as practicable. <i>(per Resolution adopted 6-27-2022)</i>				
I. Determine whether the Town's DWSRF grant application is approved.	Withers-Ravenel (W-R)	\$5,000	Aug 2022	Grant application denied 8/15/2022; Revised application re-submitted.
II. Appeal or re-apply for DWSRF grant in Fall 2022.	W-R	\$0	Sept 2022	Completed ; Application submitted 9/30/22; Results due 2/2023.
III. Approve amended contract with W-R for final design and permitting.	Council, Staff, W-R	TBD	Nov 2022	Pending; Staff awaiting W-R draft of revised engineering proposal.
IV. Begin design and DEQ permitting process.	Staff, W-R, DEQ	TBD	2023	Final design and permitting by W-R.
V. Begin implementation of improvements in resiliency plan.	W-R, Staff	\$1,294,900	2023	
2. Develop a more conservation-minded water rate structure.				
A. Town Staff is directed to include consideration of rate structures or methods that encourage water conservation in the water rate study that is to be conducted during FY2022-2023 with recommendations and implementation not later than FY2023-2024. <i>(per Resolution adopted 6-27-2022)</i>			No later than FY 2023-2024	
I. Determine the need for a consultant to assist with water rate model.	Staff, Council, W-R	TBD	Sept 2022	Pending.
II. Development of new water rate model.	Staff, TC, Consultant	TBD	Spring 2023	Pending.
III. Town Council approval of new water rate model.	Town Council	\$0	June 2023	
IV. Implementation of new water rate model.	Staff	TBD	July 2023	
3. Apply for federal/state grant funds in conjunction with the Town of Marshall in order to aid in the expansion of the Town's Water Treatment Plant and a more regional approach to public water.				
A. Town Staff is directed to work with the Town of Marshall on a joint application for the Fall 2022 federal and/or state grant funding cycle to seek funding for the water treatment plant expansion which will provide for a regionalized approach to public water availability, and to engage WithersRavenel, the Town's consulting engineers, to assist with this process. <i>(per Resolution adopted 6-27-2022)</i>	Land of Sky Regional Council, Town Council, Staff, Town of Marshall		2022 Fall grant cycle	
I. Meeting of Mayors and Managers of stakeholder jurisdictions.	Mayors, Managers	\$0	Nov 2022	Meeting held 11/15/22 and jurisdiction representatives indicated general interest.
II. Determine possible grant opportunities and application deadlines.	LOSRC, Towns	\$0	Jan 2023	
III. Contract with engineering firm to complete application(s).	Town Council	TBD	TBD	

ACTION PLAN FOR ADDRESSING RESOLUTION WATER SYSTEM RECOMMENDATIONS APPROVED 06-27-2022

ACTION STEP DESCRIPTION	RESPONSIBLE PARTY	RESOURCES NEEDED	TIMELINE	NOTES
IV. Begin implementation of improvements.	W-R, Staff	TBD	TBD	
4. Establish a water line connection to Mars Hill in order to provide Weaverville with emergency water and negotiate an emergency water supply for both towns.				COMPLETE
A. Town staff is directed to implement the needed improvements to allow the Mars Hill/Weaverville water line to be reversible in order to flow water from Mars Hill to Weaverville in the event of an emergency, and to begin staff-level negotiations for a new intergovernmental agreement with Mars Hill regarding the purchase of emergency water. <i>(per Resolution adopted 6-27-2022)</i>				
I. Determine costs associated with bi-directional water project (allowing water both directions).	Staff, W-R	\$0	Sept 2022	Completed.
II. Prepare draft interlocal agreement with Mars Hill on emergency water.	Staff	\$0	Oct 2022	Completed.
III. Town Council decision to proceed with project.	Town Council	\$0	Nov 2022	Completed. Town Council approved agreement November 2022.
IV. Governing bodies to approve interlocal agreement and set rates.	Town Council, Mars Hill	\$0	Nov 2022	Completed. Emergency rates approved December 2022.
5. Connect the Town's water system to the Woodfin Water District and negotiate a supplemental and emergency water supply from Woodfin.				
A. Town staff is directed to determine what improvements are needed to provide a water connection with the Woodfin Water District in order to gain access to emergency and/or supplemental water, and to begin staff-level negotiations for an agreement regarding the purchase of water. <i>(per Resolution adopted 6-27-2022)</i>				
I. Woodfin to confirm information on possible Wvl Interconnection	Staff, Woodfin Water	\$0	Oct 2022	Pending; Numerous staff meetings with Woodfin Water District in Oct/Nov with follow-up info requested.
II. Request cost estimate for project.	Staff	\$0	Oct 2022	Rough estimate as determined by Town staff.
III. Town Council decision regarding connection with Woodfin Water District.	Town Council	\$0	Nov 2022	11/15/22 Town Council direction to pursue.
IV. Negotiations between Wvl and Woodfin Water District on interconnection.	Staff, Woodfin Water	\$0	Jan 2023	Initiated and continuing.
IV. Begin design and DEQ permitting process.	Staff, DEQ	TBD	TBD	
V. Begin negotiation of agreement with Woodfin Water District.	Council, Staff, Woodfin	TBD	TBD	
VI. Implementation of project.	Staff	TBD	TBD	
6. Reconfigure the Town's water system connection with the Asheville water system and negotiate a supplemental and emergency water supply from Asheville.				COMPLETE
A. Town staff is directed to determine what is needed to provide a meaningful water connection with the City of Asheville in order to gain access to emergency and/or supplemental water, and to begin staff-level negotiations for a new intergovernmental agreement with Asheville regarding the purchase of water. <i>(per Resolution adopted 6-27-2022)</i>				

ACTION PLAN FOR ADDRESSING RESOLUTION WATER SYSTEM RECOMMENDATIONS APPROVED 06-27-2022

ACTION STEP DESCRIPTION	RESPONSIBLE PARTY	RESOURCES NEEDED	TIMELINE	NOTES
I. Preliminary staff conversations regarding water availability and cost estimates.	Staff, Asheville	\$0	July 2022	Completed ; Numerous staff discussions with Avl Water representatives.
II. Asheville to confirm information on Avl Interconnection Document	Staff, Avl	\$0	Sept 2022	Completed ; Confirmed by Avl Water staff via email.
III. Formal discussions with Asheville regarding technical requirements for interconnection.	Staff, Asheville	\$0	Sept 2022	Completed ; Confirmed by Avl Water staff via email.
IV. Formal discussions with Asheville regarding cost of water for purchase by Weaverville.	Staff, Asheville	\$0	Oct 2022	Completed ; Confirmed by Avl Water staff via email.
V. Staff report to Town Council regarding interconnection costs and improvements.	W-R, Staff, Council	\$0	Nov 2022	11/15/22 Town Council workshop discussion.
VI. Town Council decision regarding connection with Asheville.	Town Council	\$0	Nov 2022	11/15/2022 Town Council decision not to pursue.
VII. Begin design and DEQ permitting process.	Staff, DEQ	TBD	TBD	No further action.
VIII. Implementation of project.	Staff	TBD	TBD	No further action.
7. Proceed with the Water Treatment Plant Expansion Project with the timing to be determined in the near future.				
A. Town staff is directed to re-engage the consulting engineers, WithersRavenel, to determine a more appropriate project timeline, and possible project phasing, that accounts for grant cycle decisions.	Town Council	TBD	TBD	
Other Related Action Steps				
8. Town Council direction to retain CDM Smith to conduct Ivy River Reliable Yield Study.	Staff, CDM Smith	\$29,800	Nov 2022	Completed ; Study results presented January 2023.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, January 23, 2023
Subject: Planning Department Report for the 4th Quarter of Calendar Year 2022 and Calendar Year End
Presenter: Planning Director
Attachments: Planning Department Report – Q4, 2022 and Year End

Description:

Attached you will find a report reflective of permits issued in October, November and December 2022 and Planning Board and Board of Adjustment activity during the same time. Year end numbers as well as year over year comparisons have also been provided.

Action Requested:

None



Planning Department Report – Q4 Calendar Year 2022

Zoning Permits: Total: 13

Single Family, New Construction: 1
Single Family, Addition or Upfit: 10
Multifamily, New Construction: 0

Commercial, New Construction: 0
Commercial, Addition or Upfit: 2

Planning Department Report – Year End 2022

Total Number of Zoning Permits Issued in 2022: 98
Residential, 19 new construction; 63 addition or upfit
Commercial, 3 new construction; 13 addition or upfit

Year over Year Zoning Permit Comparisons

2022: Residential, 82; Commercial, 16: Total, 98
2021: Residential, 155; Commercial, 27: Total, 182
2020: Residential, 101; Commercial, 25; Total, 126
2019: Residential, 102; Commercial, 25; Institutional, 2; Total, 129
2018: Residential, 100; Commercial, 23; Total, 123
2017: Residential, 102; Commercial, 18; Total, 120
2016: Residential, 79; Commercial, 8; Total, 87
2015: Residential, 27; Commercial, 4; Total, 31
2014: Residential, 49; Commercial, 4; Total, 53 (with ETJ)

Meetings of the Planning Board and Board of Adjustment

Planning Board Activity:

October: Staff led the Board in a discussion related to permissible and impermissible considerations for legislative development decisions and appropriate conditions which can be included in conditional zoning.

December: The Board held discussions related to the conditional zoning application and supporting documents for a proposed development located at 171 Monticello Road regarding the reasonableness of the zoning request and compliance with the town's comprehensive land use plan.

Board of Adjustment Activity:

December: The Board held its annual organizational meeting reappointing Tycer Lewis as Chair and Cindy Wright as Vice Chair to the Board. Staff led the Board in a discussion related to Board of Adjustment jurisdiction and standards and a review of quasi-judicial procedures.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: January 23, 2023
Subject: Departmental Quarterly Report: Finance
Presenter: Town Finance Director
Attachments: Quarterly Report – 2nd Quarter FY 2023

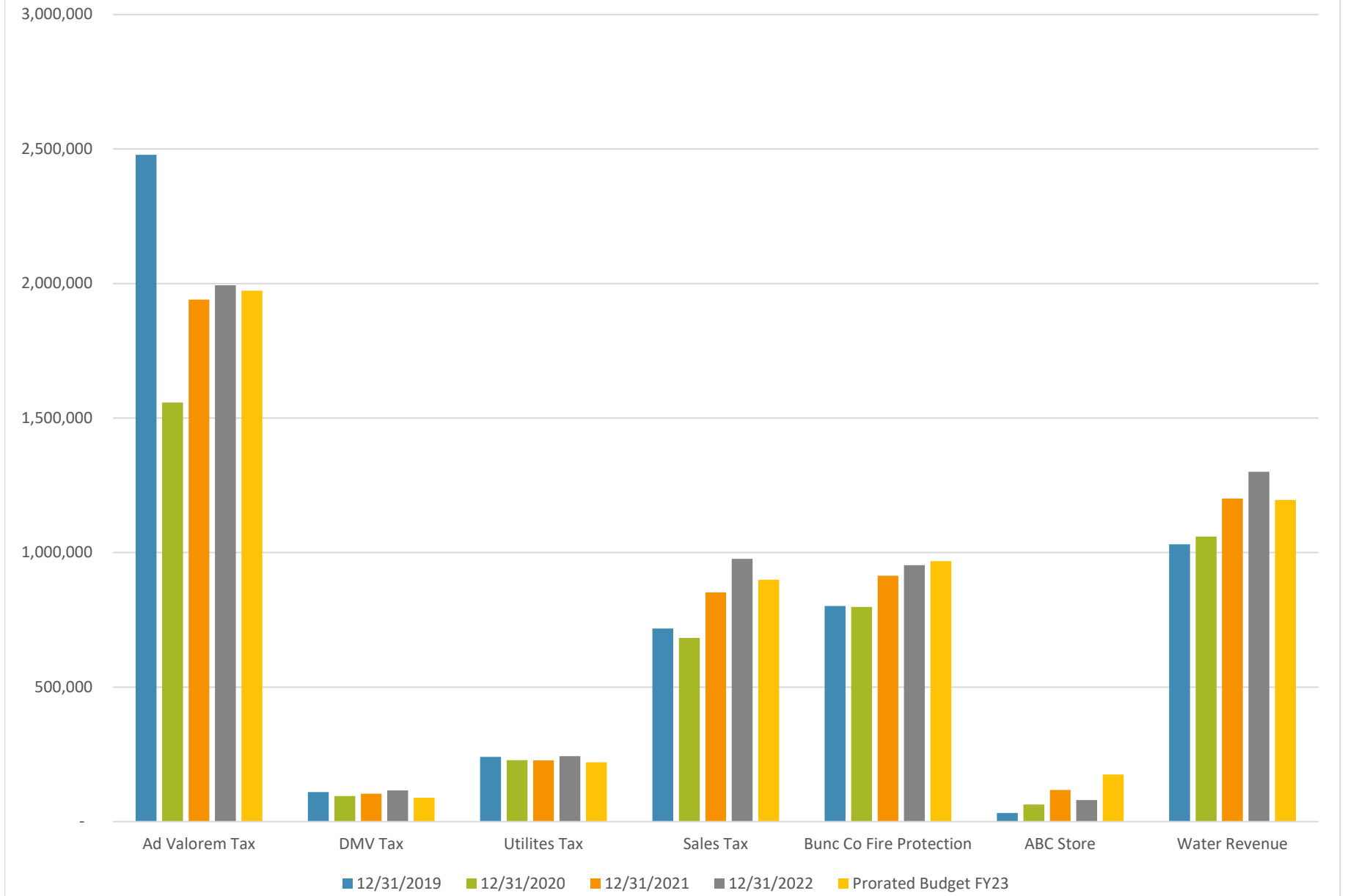
Description:

Attached please find the Finance Department’s quarterly report, with charts summarizing revenues and expenditures as of 12/31/2022, as well as an updated summary of the Recreation Complex Project, the Water Treatment Plant Expansion Project, and the ARP Grant Fund Project.

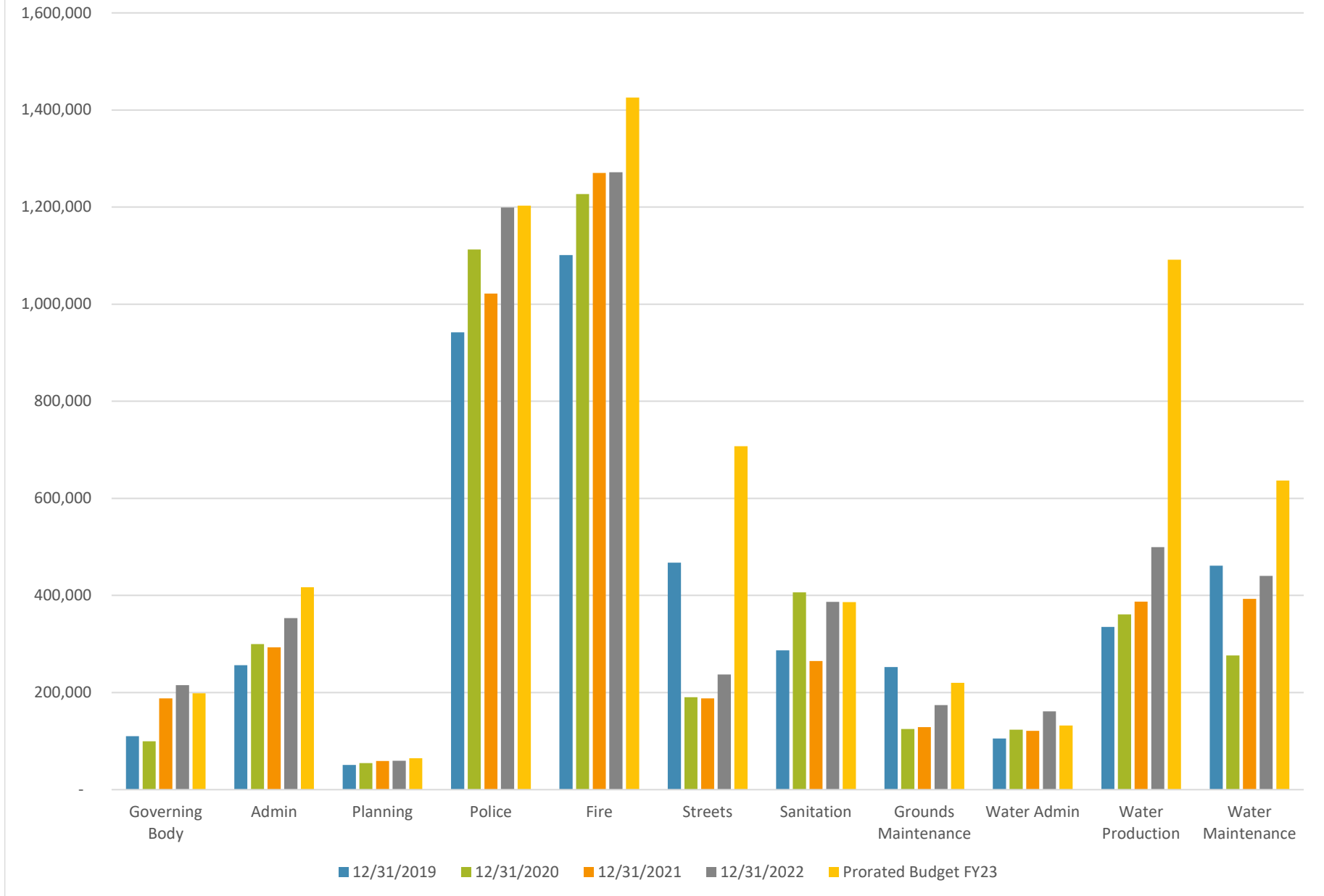
Council Action Requested:

No action requested.

YTD Revenue Analysis



YTD Expenditure Analysis



TOWN OF WEAVERVILLE
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2022-2023

10/01/2022 TO 12/31/2022

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
REVENUE:				
010-004-300-04010 PRIOR YEAR TAX REVEI	113.26	810.50	6,000.00	86
010-004-300-04020 AD VALOREM TAX REV	1,602,362.25	1,993,367.00	3,947,191.00	49
010-004-300-04025 DMV TAX REVENUE	60,253.83	116,135.06	178,320.00	35
010-004-300-04030 TAX PENALTIES & INTE	791.31	1,917.13	6,000.00	68
010-004-300-05010 UTILITIES TAX	137,989.12	243,245.58	441,727.00	45
010-004-300-05040 BEER & WINE TAX	0.00	0.00	17,000.00	100
010-004-300-05050 POWELL BILL DISTRIBU	67,279.10	134,558.21	131,875.00	-2
010-004-300-05060 LOCAL GOVT SALES TA	492,324.03	976,817.26	1,798,368.00	46
010-004-300-06040 ABC STORE DISTRIBUTI	80,119.28	80,119.28	350,000.00	77
010-004-300-06045 ABC STORE - ALCOHOL	3,337.82	3,337.82	3,337.82	0
010-004-300-06050 ABC STORE - POLICE DE	2,384.15	2,384.15	2,384.15	0
010-004-300-09015 CELL TOWER REVENUE	5,562.84	11,125.68	22,300.00	50
010-004-300-09020 MISCELLANEOUS REVE	1,132.63	5,025.97	5,000.00	-1
010-004-300-09022 CONTRIBUTIONS COMM	96.02	1,092.04	0.00	0
010-004-300-09026 CONTRIBUTIONS FIRE C	50.00	75.96	0.00	0
010-004-300-09028 COPS FOR KIDS	16,170.00	16,570.00	12,785.00	-30
010-004-300-09030 INTEREST EARNED	38,542.30	77,533.44	80,980.00	4
010-004-300-09031 INTEREST EARNED POW	5,540.12	8,418.74	8,402.00	0
010-004-300-09040 PLANNING & ZONING FI	2,827.50	5,860.40	18,000.00	67
010-004-300-09041 FACILITY USE RENTAL I	12,030.50	24,065.50	40,000.00	40
010-004-300-09044 PARKING ENFORCEMEN	910.00	1,890.00	2,000.00	6
010-004-300-09045 FIRE INSPECTION FEES	0.00	200.00	0.00	0
010-004-300-09050 SALE OF PROPERTY	18,482.40	38,482.40	129,546.00	70
010-004-310-09900 APPROPRIATED FUND B	0.00	0.00	866,532.04	100
030-004-300-08010 WATER REVENUE	617,036.43	1,300,720.88	2,390,850.00	46
030-004-300-08020 MISCELLANEOUS REVE	2,955.00	7,430.00	20,000.00	63
030-004-300-08030 WATER TAPS	1,200.00	9,600.00	26,250.00	63
030-004-300-08040 SYSTEM DEVELOPMEN	6,696.00	32,364.00	55,800.00	42
030-004-300-08060 FEES FOR MSD COLLEC	18,625.32	30,155.32	68,000.00	56
030-004-300-09030 INTEREST EARNED	33,157.63	33,157.63	37,020.00	10
030-004-310-09900 APPROPRIATED FUND B	0.00	0.00	1,467,403.28	100
040-004-300-09026 CONTRIBUTIONS FIRE C	0.00	0.00	75.96	100
040-004-300-09045 FIRE INSPECTION FEEES	0.00	0.00	500.00	100
040-004-610-09900 BUNC CO FIRE PROTEC	477,748.27	953,358.30	1,936,906.00	51
TOTAL REVENUE	3,705,717.11	6,109,818.25	14,070,553.25	57
OTHER FINANCING SOURCE:				
040-000-300-60010 TRANSFER FROM GENEI	0.00	0.00	53,541.00	100
TOTAL OTHER FINANCING SOURCE	0.00	0.00	53,541.00	100
AFTER TRANSFERS	3,705,717.11	6,109,818.25	14,124,094.25	
320 TRANSFERS				
OTHER FINANCING USE:				
010-004-320-09962 TRANSFER TO CAP RES	0.00	0.00	75,000.00	100

TOWN OF WEAVERVILLE
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2022-2023

10/01/2022 TO 12/31/2022

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
010-004-320-60500 TRANSFER TO Nbfd SPI	0.00	0.00	53,541.00	100
TOTAL OTHER FINANCING USE	0.00	0.00	128,541.00	100
AFTER TRANSFERS	<u>0.00</u>	<u>0.00</u>	<u>-128,541.00</u>	
411 GOVERNING BODY				
EXPENDITURE:				
010-410-411-12100 SALARIES & WAGES	5,550.00	11,100.00	22,200.00	50
010-410-411-12110 SALARIES & WAGES - LI	23,384.60	42,807.73	86,670.00	51
010-410-411-18100 FICA	2,220.88	4,137.52	8,329.00	50
010-410-411-18200 RETIREMENT	2,850.57	5,219.89	10,487.00	50
010-410-411-18210 401-K MATCH	1,403.08	2,568.47	5,200.00	51
010-410-411-18300 HEALTH INSURANCE	2,050.59	4,101.18	9,000.00	54
010-410-411-18500 EMPLOYEE INCENTIVE	0.00	0.00	10,000.00	100
010-410-411-19000 PROFESSIONAL SERVICE	19,454.88	45,642.53	77,800.00	41
010-410-411-19500 CONTRACT LABOR	600.00	600.00	15,000.00	96
010-410-411-26000 SUPPLIES / MATERIALS	74.95	74.95	500.00	85
010-410-411-31000 TRAVEL & TRAINING	670.00	1,185.00	1,200.00	1
010-410-411-35100 BUILDING REPAIR / MAINT	11,552.98	32,413.93	38,056.67	15
010-410-411-39100 ADVERTISING	826.00	1,551.00	4,500.00	66
010-410-411-39200 NEWS LETTERS	0.00	50.00	1,000.00	95
010-410-411-39300 PRINTING	0.00	498.96	600.00	17
010-410-411-39500 DUES & SUBSCRIPTIONS	0.00	40.00	500.00	92
010-410-411-39510 COMMUNITY PROMOTIONS	13,995.89	45,010.68	75,000.00	40
010-410-411-39530 PUBLIC WI-FI	4,500.00	18,000.00	18,000.00	0
010-410-411-40450 INSURANCE	0.00	224.48	630.00	64
010-410-411-50100 SMALL EQUIPMENT	0.00	0.00	12,000.00	100
TOTAL EXPENDITURE	<u>89,134.42</u>	<u>215,226.32</u>	<u>396,672.67</u>	<u>46</u>
BEFORE TRANSFERS	<u>-89,134.42</u>	<u>-215,226.32</u>	<u>-396,672.67</u>	
AFTER TRANSFERS	<u>-89,134.42</u>	<u>-215,226.32</u>	<u>-396,672.67</u>	

412 ADMINISTRATION

EXPENDITURE:

010-410-412-12100 SALARIES & WAGES	93,505.64	154,093.19	369,355.00	58
010-410-412-18100 FICA	6,954.35	11,415.02	28,256.00	60
010-410-412-18200 RETIREMENT	11,398.38	18,790.56	44,692.00	58
010-410-412-18210 401-K MATCH	5,610.34	9,244.59	22,161.00	58
010-410-412-18300 HEALTH INSURANCE	8,580.34	17,719.51	53,326.00	67
010-410-412-18400 RETIREE HEALTH INSURANCE	2,200.96	4,351.15	10,117.00	57
010-410-412-19000 PROFESSIONAL SERVICE	9,756.65	13,821.28	89,000.00	84
010-410-412-19600 TAX COLLECTION FEES	32,065.34	39,921.90	78,944.00	49
010-410-412-25000 VEHICLE SUPPLIES	637.74	706.24	1,100.00	36
010-410-412-26000 SUPPLIES / MATERIALS	5,439.50	11,219.81	18,000.00	38
010-410-412-31000 TRAVEL & TRAINING	2,675.82	4,134.63	10,000.00	59
010-410-412-32100 TELEPHONE / INTERNET	4,085.10	8,192.97	14,260.00	43

TOWN OF WEAVERVILLE
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2022-2023

10/01/2022 TO 12/31/2022

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
010-410-412-32500 POSTAGE	680.97	1,564.49	3,000.00	48
010-410-412-33100 UTILITIES	1,740.65	2,863.30	5,800.00	51
010-410-412-35100 BUILDING REPAIR / MAI	12,057.20	34,624.92	42,056.67	18
010-410-412-35200 EQUIPMENT MAINTENA	1,475.88	2,412.78	5,000.00	52
010-410-412-35300 VEHICLE MAINTENANC	0.00	0.00	2,000.00	100
010-410-412-39100 ADVERTISING	0.00	0.00	500.00	100
010-410-412-39500 DUES & SUBSCRIPTIONS	412.64	1,690.79	4,600.00	63
010-410-412-39600 BANK SERVICE CHARGE	3,575.96	6,508.67	9,200.00	29
010-410-412-39800 ESC REIMBURSEMENT	2,886.56	2,886.56	8,000.00	64
010-410-412-40450 INSURANCE	-290.05	5,781.68	9,459.00	39
010-410-412-50100 SMALL EQUIPMENT	1,377.50	1,377.50	5,000.00	72
TOTAL EXPENDITURE	<u>206,827.47</u>	<u>353,321.54</u>	<u>833,826.67</u>	<u>58</u>

BEFORE TRANSFERS	<u>-206,827.47</u>	<u>-353,321.54</u>	<u>-833,826.67</u>
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AFTER TRANSFERS	<u>-206,827.47</u>	<u>-353,321.54</u>	<u>-833,826.67</u>
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413 PLANNING

EXPENDITURE:

010-410-413-12100 SALARIES & WAGES	22,375.77	41,034.41	85,876.00	52
010-410-413-18100 FICA	1,718.74	3,152.03	6,570.00	52
010-410-413-18200 RETIREMENT	2,727.62	5,003.81	10,391.00	52
010-410-413-18210 401-K MATCH	1,342.54	2,462.05	5,153.00	52
010-410-413-18300 HEALTH INSURANCE	2,045.97	4,090.84	9,284.00	56
010-410-413-19000 PROFESSIONAL SERVICE	787.78	1,103.14	2,000.00	45
010-410-413-25000 VEHICLE SUPPLIES	50.90	85.43	1,200.00	93
010-410-413-26000 SUPPLIES / MATERIALS	210.75	210.75	500.00	58
010-410-413-31000 TRAVEL & TRAINING	249.00	249.00	1,300.00	81
010-410-413-32100 TELEPHONE / INTERNET	461.25	929.35	2,000.00	54
010-410-413-32500 POSTAGE	0.00	0.00	1,000.00	100
010-410-413-35300 VEHICLE MAINTENANC	0.00	0.00	3,000.00	100
010-410-413-39100 ADVERTISING	380.12	564.01	1,000.00	44
010-410-413-40450 INSURANCE	0.00	469.47	573.00	18
TOTAL EXPENDITURE	<u>32,350.44</u>	<u>59,354.29</u>	<u>129,847.00</u>	<u>54</u>

BEFORE TRANSFERS	<u>-32,350.44</u>	<u>-59,354.29</u>	<u>-129,847.00</u>
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AFTER TRANSFERS	<u>-32,350.44</u>	<u>-59,354.29</u>	<u>-129,847.00</u>
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431 POLICE

EXPENDITURE:

010-430-431-12100 SALARIES & WAGES	325,377.30	577,887.59	1,239,956.00	53
010-430-431-12500 SEPARATION ALLOWAN	16,102.31	29,904.29	62,800.00	52
010-430-431-18100 FICA	24,842.72	44,124.77	95,071.00	54
010-430-431-18200 RETIREMENT	42,145.51	74,948.20	154,574.00	52
010-430-431-18210 401-K MATCH	18,565.14	32,191.60	70,797.00	55
010-430-431-18300 HEALTH INSURANCE	41,708.25	85,926.56	179,935.00	52

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TOWN OF WEAVERVILLE
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2022-2023

10/01/2022 TO 12/31/2022

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
010-430-431-18400 RETIREE HEALTH INSUF	6,052.90	12,160.26	29,250.00	58
010-430-431-19000 PROFESSIONAL SERVICI	14,854.85	29,917.54	111,158.00	73
010-430-431-19600 COUNTY DISPATCH FEE	30,318.00	60,636.00	60,636.00	0
010-430-431-25000 VEHICLE SUPPLIES	12,794.67	17,115.38	60,600.00	72
010-430-431-26000 SUPPLIES / MATERIALS	5,973.37	8,282.89	8,000.00	-4
010-430-431-26400 ALCOHOL EDUCATION &	1,296.66	5,257.26	36,223.61	85
010-430-431-26450 ABC LAW ENFORCEMEN	0.00	0.00	14,913.87	100
010-430-431-26608 COPS FOR KIDS	75.00	75.00	16,957.26	100
010-430-431-26900 UNIFORMS	4,102.67	6,379.85	10,000.00	36
010-430-431-31000 TRAVEL & TRAINING	2,163.99	3,078.99	4,000.00	23
010-430-431-32100 TELEPHONE / INTERNET	5,923.34	11,853.39	23,228.00	49
010-430-431-32500 POSTAGE	0.00	18.40	200.00	91
010-430-431-33100 UTILITIES	1,343.11	2,313.17	5,640.00	59
010-430-431-35100 BUILDING REPAIR / MAI	11,925.14	21,372.28	26,616.66	20
010-430-431-35200 EQUIPMENT MAINTENA	1,640.00	2,420.23	3,500.00	31
010-430-431-35300 VEHICLE MAINTENANC	7,230.97	12,240.84	20,000.00	39
010-430-431-40450 INSURANCE	-4,685.25	41,448.33	53,156.00	22
010-430-431-50100 SMALL EQUIPMENT	8,581.94	33,440.02	44,857.52	25
010-430-431-50500 CAPITAL EQUIPMENT	44,504.26	85,957.96	91,800.00	6
TOTAL EXPENDITURE	<u>622,836.85</u>	<u>1,198,950.80</u>	<u>2,423,869.92</u>	<u>51</u>
BEFORE TRANSFERS	<u>-622,836.85</u>	<u>-1,198,950.80</u>	<u>-2,423,869.92</u>	
AFTER TRANSFERS	<u>-622,836.85</u>	<u>-1,198,950.80</u>	<u>-2,423,869.92</u>	

434 FIRE

EXPENDITURE:

040-430-434-12100 SALARIES & WAGES	378,164.93	691,847.58	1,587,724.00	56
040-430-434-12800 RELIEF PAY	28,413.75	35,521.50	117,778.00	70
040-430-434-18100 FICA	29,661.38	53,038.22	134,219.00	60
040-430-434-18200 RETIREMENT	46,197.33	84,700.82	198,043.00	57
040-430-434-18210 401-K MATCH	17,446.38	33,613.52	98,203.00	66
040-430-434-18300 HEALTH INSURANCE	48,932.78	95,809.33	250,108.00	62
040-430-434-18400 RETIREE HEALTH INSUF	2,150.19	4,300.38	9,017.00	52
040-430-434-19000 PROFESSIONAL SERVICI	10,640.56	21,465.86	21,730.00	1
040-430-434-25000 VEHICLE SUPPLIES	6,433.96	10,706.74	36,200.00	70
040-430-434-26000 SUPPLIES / MATERIALS	4,914.09	6,132.58	12,000.00	49
040-430-434-26100 MEDICAL VACINATION&	0.00	10.00	12,000.00	100
040-430-434-26150 PREVENTION SUPPLIES	680.96	3,450.99	6,000.00	42
040-430-434-26260 MEDICAL EQUIP & SUPP	4,130.44	8,814.88	9,000.00	2
040-430-434-26600 CONTRIBUTORY EXPEN	0.00	0.00	75.96	100
040-430-434-26900 UNIFORMS	690.55	3,338.59	12,000.00	72
040-430-434-31000 TRAVEL & TRAINING	6,116.40	6,693.91	13,000.00	49
040-430-434-32100 TELEPHONE / INTERNET	5,823.91	11,727.48	22,785.00	49
040-430-434-33100 UTILITIES	2,941.40	6,566.51	15,800.00	58
040-430-434-35100 BUILDING REPAIR / MAI	19,793.67	30,564.23	40,000.00	24
040-430-434-35200 EQUIPMENT MAINTENA	2,698.85	3,608.31	20,000.00	82

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TOWN OF WEAVERVILLE
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2022-2023

10/01/2022 TO 12/31/2022

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
040-430-434-35300 VEHICLE MAINTENANC	20,844.66	32,169.44	45,000.00	29
040-430-434-39500 DUES & SUBSCRIPTIONS	5,567.59	8,930.59	10,000.00	11
040-430-434-40450 INSURANCE	0.00	86,610.65	103,966.00	17
040-430-434-50100 SMALL EQUIPMENT	8,399.79	31,983.22	77,000.00	58
TOTAL EXPENDITURE	<u>650,643.57</u>	<u>1,271,605.33</u>	<u>2,851,648.96</u>	<u>55</u>
BEFORE TRANSFERS	<u>-650,643.57</u>	<u>-1,271,605.33</u>	<u>-2,851,648.96</u>	
AFTER TRANSFERS	<u>-650,643.57</u>	<u>-1,271,605.33</u>	<u>-2,851,648.96</u>	

451 STREETS

EXPENDITURE:

010-450-451-12100 SALARIES & WAGES	58,236.14	103,008.92	231,974.00	56
010-450-451-18100 FICA	4,312.02	7,620.46	17,746.00	57
010-450-451-18200 RETIREMENT	7,098.98	12,551.18	28,069.00	55
010-450-451-18210 401-K MATCH	3,293.40	5,720.11	13,918.00	59
010-450-451-18300 HEALTH INSURANCE	8,908.98	15,547.44	43,737.00	64
010-450-451-19000 PROFESSIONAL SERVICE	371.93	1,169.44	7,500.00	84
010-450-451-19500 CONTRACT LABOR	0.00	0.00	36,000.00	100
010-450-451-19900 CONTRACT WORK	350.00	15,850.00	33,000.00	52
010-450-451-25000 VEHICLE SUPPLIES	794.28	2,456.73	11,500.00	79
010-450-451-26000 SUPPLIES / MATERIALS	11,933.00	18,380.91	48,550.00	62
010-450-451-26500 SAFETY MATERIALS	508.28	678.23	4,000.00	83
010-450-451-26900 UNIFORMS	2,075.50	2,075.50	3,000.00	31
010-450-451-31000 TRAVEL & TRAINING	1,605.75	2,205.75	5,000.00	56
010-450-451-32100 TELEPHONE / INTERNET	733.50	1,477.38	3,000.00	51
010-450-451-33100 UTILITIES	11,515.12	21,514.39	56,000.00	62
010-450-451-35100 BUILDING REPAIR / MAINTENANCE	740.00	740.00	2,000.00	63
010-450-451-35200 EQUIPMENT MAINTENANCE	1,834.68	4,902.33	6,500.00	25
010-450-451-35300 VEHICLE MAINTENANCE	193.31	213.31	6,000.00	96
010-450-451-39500 DUES & SUBSCRIPTIONS	0.00	0.00	500.00	100
010-450-451-40450 INSURANCE	-680.06	9,662.06	11,979.00	19
010-450-451-50100 SMALL EQUIPMENT	0.00	0.00	3,000.00	100
010-450-451-50300 CAPITAL IMPROVEMENTS	0.00	0.00	825,000.00	100
010-450-451-50500 CAPITAL EQUIPMENT	11,546.06	11,546.06	28,579.61	60
TOTAL EXPENDITURE	<u>125,370.87</u>	<u>237,320.20</u>	<u>1,426,552.61</u>	<u>83</u>
BEFORE TRANSFERS	<u>-125,370.87</u>	<u>-237,320.20</u>	<u>-1,426,552.61</u>	
AFTER TRANSFERS	<u>-125,370.87</u>	<u>-237,320.20</u>	<u>-1,426,552.61</u>	

459 POWELL BILL

EXPENDITURE:

010-450-459-12100 SALARIES & WAGES	2,469.29	4,589.21	9,110.00	50
010-450-459-18100 FICA	178.46	331.72	697.00	52
010-450-459-18200 RETIREMENT	301.02	556.57	1,102.00	49
010-450-459-18210 401-K MATCH	91.59	168.06	547.00	69

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010-450-459-18300 HEALTH INSURANCE	246.30	492.51	1,348.00	63
010-450-459-50300 CAPITAL IMPROVEMEN'	0.00	0.00	291,385.00	100
TOTAL EXPENDITURE	<u>3,286.66</u>	<u>6,138.07</u>	<u>304,189.00</u>	<u>98</u>
BEFORE TRANSFERS	<u>-3,286.66</u>	<u>-6,138.07</u>	<u>-304,189.00</u>	
AFTER TRANSFERS	<u>-3,286.66</u>	<u>-6,138.07</u>	<u>-304,189.00</u>	
471 SANITATION				
EXPENDITURE:				
010-470-471-12100 SALARIES & WAGES	72,701.77	138,772.11	283,393.00	51
010-470-471-18100 FICA	5,336.03	10,194.02	21,680.00	53
010-470-471-18200 RETIREMENT	8,695.50	16,278.42	34,291.00	53
010-470-471-18210 401-K MATCH	3,214.58	6,058.36	17,004.00	64
010-470-471-18300 HEALTH INSURANCE	12,851.20	27,263.70	63,402.00	57
010-470-471-19000 PROFESSIONAL SERVICI	999.46	1,201.64	2,000.00	40
010-470-471-19500 CONTRACT LABOR	0.00	0.00	45,000.00	100
010-470-471-25000 VEHICLE SUPPLIES	2,351.43	7,714.70	27,000.00	71
010-470-471-26000 SUPPLIES / MATERIALS	-2,339.49	3,645.72	16,078.00	77
010-470-471-26500 SAFETY MATERIALS	1,617.39	2,132.12	9,000.00	76
010-470-471-26900 UNIFORMS	3,569.11	3,569.11	8,000.00	55
010-470-471-32100 TELEPHONE / INTERNET	449.99	905.42	1,800.00	50
010-470-471-33100 UTILITIES	843.72	1,295.56	4,000.00	68
010-470-471-35100 BUILDING REPAIR / MAI	0.00	0.00	2,000.00	100
010-470-471-35200 EQUIPMENT MAINTENA	4,849.69	9,528.88	14,000.00	32
010-470-471-35300 VEHICLE MAINTENANC	15,361.76	19,504.51	21,000.00	7
010-470-471-40100 TIPPING FEES	17,076.15	29,593.77	70,000.00	58
010-470-471-40450 INSURANCE	-1,044.00	25,741.58	40,040.00	36
010-470-471-50100 SMALL EQUIPMENT	0.00	0.00	5,000.00	100
010-470-471-50500 CAPITAL EQUIPMENT	0.00	83,663.00	88,000.00	5
TOTAL EXPENDITURE	<u>146,534.29</u>	<u>387,062.62</u>	<u>772,688.00</u>	<u>50</u>
BEFORE TRANSFERS	<u>-146,534.29</u>	<u>-387,062.62</u>	<u>-772,688.00</u>	
AFTER TRANSFERS	<u>-146,534.29</u>	<u>-387,062.62</u>	<u>-772,688.00</u>	

473 STORMWATER MANAGEMENT

EXPENDITURE:

010-470-473-12100 SALARIES & WAGES	5,344.72	9,684.53	42,965.00	77
010-470-473-18100 FICA	396.96	718.94	3,287.00	78
010-470-473-18200 RETIREMENT	651.50	1,174.24	5,199.00	77
010-470-473-18210 401-K MATCH	320.68	587.06	2,578.00	77
010-470-473-18300 HEALTH INSURANCE	843.39	1,686.34	2,156.00	22
010-470-473-19000 PROFESSIONAL SERVICI	0.00	546.25	5,000.00	89
010-470-473-31000 TRAVEL / TRAINING	0.00	0.00	2,000.00	100
010-470-473-39500 DUES AND SUBSCRIPTIC	100.00	1,126.00	1,500.00	25
010-470-473-50300 CAPITAL IMPROVEMEN'	0.00	0.00	75,000.00	100

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010-470-473-50500 CAPITAL EQUIPMENT	0.00	0.00	10,628.00	100
TOTAL EXPENDITURE	<u>7,657.25</u>	<u>15,523.36</u>	<u>150,313.00</u>	<u>90</u>
BEFORE TRANSFERS	<u>-7,657.25</u>	<u>-15,523.36</u>	<u>-150,313.00</u>	
AFTER TRANSFERS	<u>-7,657.25</u>	<u>-15,523.36</u>	<u>-150,313.00</u>	
612 GROUNDS MAINTENANCE				
EXPENDITURE:				
010-600-612-12100 SALARIES & WAGES	39,026.57	73,565.95	141,079.00	48
010-600-612-18100 FICA	2,545.24	4,846.86	10,793.00	55
010-600-612-18200 RETIREMENT	4,397.92	8,205.37	17,071.00	52
010-600-612-18210 401-K MATCH	1,506.30	2,763.59	8,465.00	67
010-600-612-18300 HEALTH INSURANCE	6,527.19	12,898.74	23,928.00	46
010-600-612-19000 PROFESSIONAL SERVICE	862.88	1,328.02	3,000.00	56
010-600-612-19500 CONTRACT LABOR	0.00	0.00	41,600.00	100
010-600-612-19900 CONTRACT WORK	5,118.06	7,306.12	12,000.00	39
010-600-612-25000 VEHICLE SUPPLIES	155.57	924.19	6,000.00	85
010-600-612-26000 SUPPLIES / MATERIALS	6,065.23	26,068.85	41,178.14	37
010-600-612-26500 SAFETY MATERIALS	561.55	561.55	2,500.00	78
010-600-612-26900 UNIFORMS	1,288.46	1,288.46	2,800.00	54
010-600-612-32100 TELEPHONE / INTERNET	366.74	780.10	1,380.00	43
010-600-612-33100 UTILITIES	2,602.46	3,938.43	12,500.00	68
010-600-612-35100 BUILDING REPAIR / MAINTENANCE	0.00	0.00	1,000.00	100
010-600-612-35200 EQUIPMENT MAINTENANCE	681.44	4,749.13	5,000.00	5
010-600-612-35300 VEHICLE MAINTENANCE	111.51	111.51	1,100.00	90
010-600-612-40450 INSURANCE	0.00	4,630.99	7,560.00	39
010-600-612-50100 SMALL EQUIPMENT	0.00	0.00	1,500.00	100
010-600-612-50300 CAPITAL IMPROVEMENTS	20,196.48	20,196.48	100,000.00	80
TOTAL EXPENDITURE	<u>92,013.60</u>	<u>174,164.34</u>	<u>440,454.14</u>	<u>60</u>
BEFORE TRANSFERS	<u>-92,013.60</u>	<u>-174,164.34</u>	<u>-440,454.14</u>	
AFTER TRANSFERS	<u>-92,013.60</u>	<u>-174,164.34</u>	<u>-440,454.14</u>	
614 COMMUNITY CENTER				
EXPENDITURE:				
010-600-614-12100 SALARIES & WAGES	14,341.49	25,551.93	52,773.00	52
010-600-614-18100 FICA	1,091.05	1,943.19	4,037.00	52
010-600-614-18200 RETIREMENT	1,748.21	3,116.46	6,386.00	51
010-600-614-18210 401-K MATCH	860.49	1,533.11	3,166.00	52
010-600-614-18300 HEALTH INSURANCE	2,117.07	4,231.50	10,120.00	58
010-600-614-19000 PROFESSIONAL SERVICE	1,093.90	1,488.11	4,800.00	69
010-600-614-26000 SUPPLIES / MATERIALS	1,023.98	1,778.06	8,000.00	78
010-600-614-32100 TELEPHONE / INTERNET	2,510.25	5,221.69	11,930.00	56
010-600-614-33100 UTILITIES	1,892.89	3,329.22	9,800.00	66
010-600-614-35100 BUILDING REPAIR / MAINTENANCE	2,297.13	4,861.25	9,000.00	46

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010-600-614-35200 EQUIPMENT MAINTENA	0.00	0.00	2,000.00	100
010-600-614-40450 INSURANCE	0.00	4,007.57	4,620.00	13
TOTAL EXPENDITURE	<u>28,976.46</u>	<u>57,062.09</u>	<u>126,632.00</u>	<u>55</u>
BEFORE TRANSFERS	<u>-28,976.46</u>	<u>-57,062.09</u>	<u>-126,632.00</u>	
AFTER TRANSFERS	<u>-28,976.46</u>	<u>-57,062.09</u>	<u>-126,632.00</u>	
711 WATER ADMINISTRATION				
EXPENDITURE:				
030-700-711-12100 SALARIES & WAGES	41,266.77	70,329.31	119,400.00	41
030-700-711-18100 FICA	3,079.62	5,236.48	9,134.00	43
030-700-711-18200 RETIREMENT	5,030.49	8,580.64	14,447.00	41
030-700-711-18210 401-K MATCH	2,476.01	4,220.78	7,164.00	41
030-700-711-18300 HEALTH INSURANCE	4,860.17	10,212.77	26,612.00	62
030-700-711-19000 PROFESSIONAL SERVICE	4,515.37	39,453.64	74,800.00	47
030-700-711-25000 VEHICLE SUPPLIES	189.05	415.89	2,000.00	79
030-700-711-26000 SUPPLIES / MATERIALS	530.24	3,943.46	3,200.00	-23
030-700-711-26500 SAFETY MATERIALS	199.80	199.80	1,200.00	83
030-700-711-26900 UNIFORMS	0.00	0.00	400.00	100
030-700-711-31000 TRAVEL & TRAINING	0.00	120.00	1,500.00	92
030-700-711-32100 TELEPHONE / INTERNET	1,289.24	2,653.10	4,990.00	47
030-700-711-32500 POSTAGE	3,515.43	5,849.89	13,000.00	55
030-700-711-35300 VEHICLE MAINTENANCE	311.76	311.76	1,000.00	69
030-700-711-39500 DUES & SUBSCRIPTIONS	1,400.00	1,400.00	500.00	-180
030-700-711-40450 INSURANCE	-1,080.29	8,517.11	13,125.00	35
030-700-711-50100 SMALL EQUIPMENT	0.00	0.00	1,800.00	100
TOTAL EXPENDITURE	<u>67,583.66</u>	<u>161,444.63</u>	<u>294,272.00</u>	<u>45</u>
BEFORE TRANSFERS	<u>-67,583.66</u>	<u>-161,444.63</u>	<u>-294,272.00</u>	
AFTER TRANSFERS	<u>-67,583.66</u>	<u>-161,444.63</u>	<u>-294,272.00</u>	

712 WATER PRODUCTION

EXPENDITURE:

030-700-712-12100 SALARIES & WAGES	69,533.38	151,462.64	352,428.00	57
030-700-712-18100 FICA	5,085.50	11,146.71	27,573.00	60
030-700-712-18200 RETIREMENT	8,476.09	18,461.97	43,612.00	58
030-700-712-18210 401-K MATCH	3,266.41	6,171.65	21,626.00	71
030-700-712-18300 HEALTH INSURANCE	10,281.06	22,840.86	51,586.00	56
030-700-712-19000 PROFESSIONAL SERVICE	8,768.44	9,842.35	18,000.00	45
030-700-712-19600 WATER TESTING / MAIN	1,799.00	4,943.00	18,000.00	73
030-700-712-19900 CONTRACT WORK	652.85	1,893.05	9,000.00	79
030-700-712-20000 CHEMICALS	5,544.07	83,395.88	85,000.00	2
030-700-712-25000 VEHICLE SUPPLIES	371.56	1,133.86	4,500.00	75
030-700-712-26000 SUPPLIES / MATERIALS	2,161.20	2,342.22	9,000.00	74
030-700-712-26500 SAFETY MATERIALS	300.00	300.00	1,700.00	82

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030-700-712-26900 UNIFORMS	0.00	357.00	2,300.00	84
030-700-712-27001 LAB SUPPLIES	1,161.51	19,988.58	20,125.00	1
030-700-712-31000 TRAVEL & TRAINING	711.55	1,393.93	3,500.00	60
030-700-712-32100 TELEPHONE / INTERNET	883.41	1,826.34	5,900.00	69
030-700-712-33100 UTILITIES	15,108.82	87,872.31	88,000.00	0
030-700-712-34000 SLUDGE REMOVAL	46,283.25	58,098.07	58,000.00	0
030-700-712-35100 BUILDING REPAIR / MAINTENANCE	0.00	0.00	23,000.00	100
030-700-712-35200 EQUIPMENT MAINTENANCE	1,332.91	4,020.37	8,000.00	50
030-700-712-35300 VEHICLE MAINTENANCE	0.00	0.00	3,000.00	100
030-700-712-40450 INSURANCE	0.00	9,597.40	14,505.00	34
030-700-712-40900 WATER PURCHASES	0.00	0.00	6,000.00	100
030-700-712-50100 SMALL EQUIPMENT	952.90	2,331.65	5,808.54	60
030-700-712-50300 CAPITAL IMPROVEMENTS	0.00	0.00	1,294,900.00	100
TOTAL EXPENDITURE	<u>182,673.91</u>	<u>499,419.84</u>	<u>2,175,063.54</u>	<u>77</u>
BEFORE TRANSFERS	<u>-182,673.91</u>	<u>-499,419.84</u>	<u>-2,175,063.54</u>	
AFTER TRANSFERS	<u>-182,673.91</u>	<u>-499,419.84</u>	<u>-2,175,063.54</u>	

713 WATER MAINTENANCE

EXPENDITURE:

030-700-713-12100 SALARIES & WAGES	111,422.29	201,178.95	385,703.00	48
030-700-713-18100 FICA	7,817.62	14,049.53	29,506.00	52
030-700-713-18200 RETIREMENT	13,103.46	24,040.55	46,670.00	48
030-700-713-18210 401-K MATCH	2,805.93	5,433.73	23,142.00	77
030-700-713-18300 HEALTH INSURANCE	16,464.62	35,778.19	74,195.00	52
030-700-713-18400 RETIREE HEALTH INSURANCE	1,916.19	4,832.38	9,017.00	46
030-700-713-19000 PROFESSIONAL SERVICES	1,735.84	2,825.43	25,000.00	89
030-700-713-19500 CONTRACT LABOR	0.00	0.00	31,200.00	100
030-700-713-19900 CONTRACT WORK	117.00	117.00	20,000.00	99
030-700-713-25000 VEHICLE SUPPLIES	3,652.51	5,164.04	15,370.00	66
030-700-713-26000 SUPPLIES / MATERIALS	18,789.61	39,860.99	105,783.74	62
030-700-713-26500 SAFETY MATERIALS	1,017.13	1,741.25	4,500.00	61
030-700-713-26900 UNIFORMS	4,322.91	4,420.40	6,380.00	31
030-700-713-31000 TRAVEL & TRAINING	1,607.00	2,177.00	4,000.00	46
030-700-713-32100 TELEPHONE / INTERNET	1,307.87	2,559.62	6,000.00	57
030-700-713-33100 UTILITIES	8,214.03	11,835.91	31,000.00	62
030-700-713-35100 BUILDING REPAIR / MAINTENANCE	5,246.45	5,246.45	8,000.00	34
030-700-713-35200 EQUIPMENT MAINTENANCE	453.89	12,639.64	16,800.00	25
030-700-713-35300 VEHICLE MAINTENANCE	0.00	231.11	6,900.00	97
030-700-713-39410 EQUIPMENTAL RENTAL	0.00	574.60	1,200.00	52
030-700-713-39500 DUES & SUBSCRIPTIONS	240.00	240.00	900.00	73
030-700-713-40450 INSURANCE	0.00	9,597.38	13,310.00	28
030-700-713-50100 SMALL EQUIPMENT	2,526.85	2,526.85	8,500.00	70
030-700-713-50300 CAPITAL IMPROVEMENTS	1,660.00	24,275.00	373,875.00	94
030-700-713-50500 CAPITAL EQUIPMENT	0.00	29,036.30	35,000.00	17

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TOTAL EXPENDITURE	204,421.20	440,382.30	1,281,951.74	66
BEFORE TRANSFERS	-204,421.20	-440,382.30	-1,281,951.74	
AFTER TRANSFERS	-204,421.20	-440,382.30	-1,281,951.74	
910 DEBT SERVICE				
EXPENDITURE:				
030-910-910-60020 USDA LOAN PAYMENT -	0.00	0.00	92,425.00	100
030-910-910-60030 RESERVE FOR BOND PA	15,305.80	15,305.80	206,612.00	93
040-910-910-91061 LOAN PAYMENT - FIRE	0.00	53,540.72	53,541.00	0
TOTAL EXPENDITURE	15,305.80	68,846.52	352,578.00	80
BEFORE TRANSFERS	-15,305.80	-68,846.52	-352,578.00	
AFTER TRANSFERS	-15,305.80	-68,846.52	-352,578.00	
999 OTHER FUNDING USES				
EXPENDITURE:				
010-005-999-90000 CONTINGENCY	0.00	0.00	20,000.00	100
030-005-999-90000 CONTINGENCY	0.00	0.00	15,000.00	100
TOTAL EXPENDITURE	0.00	0.00	35,000.00	100
BEFORE TRANSFERS	0.00	0.00	-35,000.00	
AFTER TRANSFERS	0.00	0.00	-35,000.00	

TOWN OF WEAVERVILLE
 CAPITAL PROJECT FUND
 COMMUNITY CENTER PROJECT-RECREATION COMPLEX (PHASE 2) ESTABLISHED 1/27/2020

	BUDGETED	PAID IN FY 2022	12/31/2022 YEAR-TO-DATE	CUMULATIVE TOTAL	REMAINING BALANCE	% BUDGET REMAINING
EXPENDITURE:						
070-300-000-19900 CONSTRUCTION COST	246,654.79			-	246,654.79	100%
070-300-000-19002 ARCHITECTURAL FEES	14,500.00			-	14,500.00	100%
070-300-000-19008 ENGINEERING FEES				-	-	0%
070-300-000-19003 FIXTURES & EQUIPMENT	16,295.00	16,295.00		16,295.00	-	0%
070-300-000-19007 LANDSCAPING/SITE-WORK				-	-	0%
070-300-000-90000 CONTINGENCY				-	-	0%
TOTAL EXPENDITURE	277,449.79	16,295.00	-	16,295.00	261,154.79	94%
FINANCING SOURCE:						
070-000-300-60010 TRANSFER FROM GENERAL FUND	250,000.00	16,295.00		16,295.00	233,705.00	93%
070-000-300-60020 APPROPRIATED FUND BAL (FROM PHASE 1)	18,997.55			-	18,997.55	
09 TOTAL FINANCING SOURCE	277,449.79	16,295.00	-	16,295.00	261,154.79	94%

TOWN OF WEAVERVILLE
 CAPITAL PROJECT FUND
 WATER TREATMENT PLANT EXPANSION PROJECT ESTABLISHED 6/28/2021

	BUDGETED	PAID IN FY 2021	PAID IN FY 2022	12/31/2022 YEAR-TO-DATE	CUMULATIVE TOTAL	REMAINING BALANCE
EXPENDITURE:						
061-300-000-19005	-	-	-	-	-	-
061-300-000-19007	-	-	-	-	-	-
061-300-000-19008	339,880.00	23,850.00	316,029.98		339,879.98	0.02
061-300-000-19009	-	-	-	-	-	-
061-300-000-19900	-	-	-	-	-	-
061-300-000-90000	-	-	-	-	-	-
TOTAL EXPENDITURE	339,880.00	23,850.00	316,029.98	-	339,879.98	0.02
FINANCING SOURCE:						
061-000-300-60031	339,880.00	23,850.00	316,029.98	-	339,879.98	316,030.00
061-000-300-60035	-	-	-	-	-	-
TOTAL FINANCING SOURCE	339,880.00	23,850.00	316,029.98	-	339,879.98	316,030.00

TOWN OF WEAVERVILLE
 GRANT PROJECT FUND
 CSLRF PROJECT (ARP) ESTABLISHED 7/26/2021

	BUDGETED	PAID IN FY 2022	12/31/2022 YEAR-TO-DATE	CUMULATIVE TOTAL	REMAINING BALANCE	% BUDGET REMAINING
EXPENDITURE:						
CSLRF PROJECT	1,283,394.62	-	-	-	1,283,394.62	100%
TOTAL EXPENDITURE	1,283,394.62	-	-	-	1,283,394.62	100%
FINANCING SOURCE:						
CSLRF (ARP) GRANT FUNDS RECEIVED JULY 2021	641,697.31	-	-	-	641,697.31	100%
CSLRF (ARP) GRANT FUNDS RECEIVED JULY 2022	641,697.31	-	-	-	641,697.31	
TOTAL FINANCING SOURCE	1,283,394.62	-	-	-	1,283,394.62	100%