



**WESTERN UNION MUNICIPAL ALLIANCE
REGULAR MEETING
THURSDAY, AUGUST 28, 2025 4:00 P.M.
WESLEY CHAPEL VILLAGE HALL
6490 WEDDINGTON ROAD, WESLEY CHAPEL, NC 28104**

MINUTES

1. Open the Meeting and Determination of Quorum

Chair Jeff Perryman called the meeting to order at 4:03 p.m.

Quorum was determined with Chair Jeff Perryman (Weddington), Vice Chair Amanda Fuller (Wesley Chapel), Delegates John Baresich (Marvin), Rick Becker (Mineral Springs) and Susanna Wedra (Waxhaw), Amy Mumpower (Wesley Chapel Interim Clerk) present. Steven Ayers (Stallings) was absent.

2. Adoption of the Agenda

Chair Perryman stated he thought the meeting minutes for May 22, 2025 (#3a) was approved at the June meeting and will verify with Karen Dewey, Weddington's Clerk. It should be removed from the agenda.

Motion: Delegate Becker made a motion to approve the amended agenda.

Vote: The motion passed unanimously.

3. Approve Regular Meeting Minutes

a. ~~May 22, 2025 removed~~

b. June 26, 2025

Motion: Delegate Wedra made a motion to approve the June 26, 2025 Regular Meeting minutes as presented.

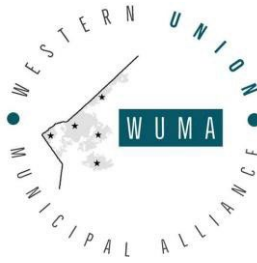
Vote: The motion passed unanimously.

4. Public Comments

None

5. Delegate and Municipality Reports

Delegate Wedra (Waxhaw) shared that they have hired a Town Manager. His name is Scott Dadson and he started on Monday. She next reported that the public parking lot located behind Jekyll & Hyde restaurant has been sold and the new owner has plans for an economic development project that includes five units along Church Street. The plan includes sidewalks and the addition of three public parking spaces. It will also employ several people, as required to qualify as an economic development project. Several small businesses have



expressed hopes in opening there. However, to continue current use as a parking lot, the owner's attorney stated a lease agreement with the town is required since it is now private property. Approval of the lease agreement was delayed due to not having quorum at a meeting, resulting in the owner closing the lot to business owners and customers. It did create a lot of upset but has been resolved and is now open.

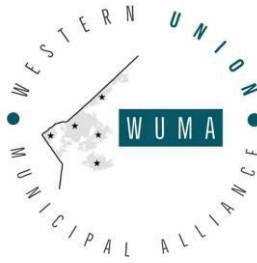
Delegate John Baresich (Marvin) reported that they are currently accepting bids to update their Master Plan and are excited to be doing a resident survey in the Fall. They will be sending postcards to each household so that each family will have an opportunity to complete it. They are also searching for a new Public Works Director. He asked the delegates to direct any leads they may have to contact Christina Amos, their Town Manager.

Chair Perryman (Weddington) told delegates that Toll Brothers recently presented a proposal for a subdivision called Morris Farms. The purpose of their presentation was to gauge interest. No formal plans have been submitted. He next reported there was confusion from residents regarding the tax bills that were recently sent out. Trash pickup fees are now included in the tax bill to streamline processes and prevent delinquent payments. Lastly, he told delegates that the town will begin discussions in September regarding their commercial districts.

Delegates discussed ideas on increasing public participation for surveys. Chair Perryman stated the last one they did had less than 4% participation, which was very disappointing. He said he spoke with an employee of the Math Department at UNCC who specializes in statistics and was informed that a minimum 5% response rate is typically considered viable. 10% is usually what the aim should be. He stated that he does not feel like anyone can confidently state "this is what the residents want" when only a small number out of thousands respond. Delegate Baresich said that Marvin has a target marketing strategy in place for their survey which will start with sending a mailing to each household, then sending reminder cards with QR codes. Other delegates replied that social media advertising was effective, especially prior to the start of the survey.

Delegate Fuller (Wesley Chapel) reported that the village held several Community Conversation and NC Wildlife Federation programs over the summer which were moderately well attended. There are two road projects that will soon be completed. The next major road project will be a left-turn lane from Cuthbertson Road turning onto New Town Road, as required by Union County for the developer of Streamside to build prior to issuance of occupancy certificates. A roundabout will eventually be constructed there.

Delegate Becker (Mineral Springs) told delegates that there has not been a lot going on, but they have hired a new Finance Officer. One project has recently broken ground in the commercial area.



6. Old Business

Chair Perryman informed delegates that he is contacting State Representative David Willis to discuss State Bill 205. He said that bills often get broken down in several pieces and pushed through, so it is important to stay informed.

7. New Business

a. Discussion and Consideration of 2025-2026 WUMA Chair and Vice Chair positions

Chair Perryman announced he will not be running for re-election as he has served two terms. He requested delegates to think about serving as Chair and Vice Chair. He had two ideas for delegates to consider 1) having the host town run the meeting and 2) have a designated event coordinator who is responsible for organizing their large events. He is talking to an attorney about these possibilities. He stated a decision will not need to be made on these matters until after elections noted that they do not have a meeting in December.

Chair Perryman said he feels there has been a lot of value to what the Alliance has been doing and for them to meet regularly and has learned a lot from the members. He expressed his hope that the Alliance will continue.

Delegate Becker stated Alternate Jerry Countryman is not running for election, either, so they will need to think about who to fill that position, too. He stated Mr. Countryman will be missed as he is one of the founders of Mineral Springs and has 25 years of institutional knowledge.

8. Delegate Comments

None.

9. Adjournment

The next meeting will be held on Thursday, September 25, 2025 at 4:00 p.m. Stallings is the host.

Motion: Delegate Fuller made a motion to adjourn the meeting at 4:33 p.m.

Vote: The motion passed unanimously.