



**WESTERN UNION MUNICIPAL ALLIANCE
REGULAR MEETING
THURSDAY OCTOBER 23, 2025 – 4:00 P.M.
WAXHAW TOWN HALL
4218 WAXHAW MARVIN ROAD, WAXHAW NC 28173
MINUTES**

1. Open the Meeting and Determination of Quorum

Chairman Perryman called the meeting to order at 4:00 pm.

A quorum was established as the following members were present:

Chairman Jeff Perryman (Weddington), Vice Chair Amanda Fuller (Wesley Chapel), Rick Becker (Mineral Springs), Susanna Wedra (Waxhaw), Steve Ayers (Stallings).

Absent: Joe Pollino (Marvin)

Visitors Present: Waxhaw Town Manager Scott Dadson, Joel Down

2. Adoption of the Agenda

MOTION was made by Vice Chair Amanda Fuller to adopt the agenda, as presented.

VOTE: The motion passed unanimously (5:0).

3. Approve Regular Meeting Minutes

a. August 28, 2025

MOTION was made by Delegate Rick Becker to approve the August 28, 2025, Regular Meeting Minutes, as presented.

VOTE: The motion passed unanimously (5:0).

4. Public Comments

No Public comments were received.

5. Delegate and Municipality Reports

Waxhaw:

Delegate Susanna Wedra reported that their new town manager, Scott, had been with them since the end of August and had been very busy getting up to speed. Upcoming events include Veterans Day downtown on the eleventh, Fright Night on Saturday with many trick-or-treaters expected, and Skate Night. The representative noted they were working to capitalize on the nice weather to bring people downtown and support downtown businesses. The representative also mentioned the upcoming election.

Mineral Springs:

Delegate Rick Becker reported having the shortest meeting on record the previous month, consisting only of a consent agenda with three reports to accept and no public comment. They discussed their new finance employee who had been hired by August and was settling in, noting the steep learning curve after the previous person had been in the role for 26 years. The new employee had been sworn in as deputy finance officer so he could officially take charge of some responsibilities, though he had not yet moved into the clerk's role as he was focusing on one position at a time. He indicated things were progressing well without major controversy.

Weddington:

Chairman Jeff Perryman reported they had officially added an assistant planner position. Though part-time, this addition would provide support to their town planner, Greg, who had previously been working alone. The new assistant planner, a recent Davidson graduate, would handle office responsibilities so Greg could spend more time in the field addressing resident concerns.

He also discussed a significant issue regarding a construction bond for a Toll Brothers community worth approximately \$2.6-2.7 million. The engineering company hired to review the project had recommended releasing the bond, as NCDOT had signed off on the streets, Union County Water had approved the water and sewer infrastructure, and other inspections had been completed. However, residents raised concerns during public comments about multiple issues that had not been properly addressed.

After extensive discussion, the council decided to delay the bond release for 30 days, particularly due to concerns about a retention pond dam and whether recent fixes were sufficient. The representative noted the challenge of balancing resident concerns against the fact that official criteria for releasing the bond had technically been met. The matter would be brought up again in November.

Wesley Chapel:

Vice-Chair Amanda Fuller reported they had reached an agreement regarding stormwater infrastructure. The agreement involved a developer building stormwater facility on town land, with the town signing over part of the land for the developer to maintain the stormwater facilities, while the town retained perpetual drainage rights for the town hall parcel. She also

mentioned several community conversation events that were well-attended, including one about coyotes, and another upcoming one about landscaping with native plants. These events were described as a way to engage with residents without large-scale, expensive programming. A Cocoa and Carols event was planned for December in partnership with "Sunny Days People."

The representative concluded by noting that their roundabout had opened and the bridge repair on Newtown Road had been completed.

Stallings:

Delegate Steve Ayers reported that railroad crossing repairs in town were reducing traffic flow by approximately 50%.

Regarding development, he discussed a contentious potential project for approximately 1,000 homes on 50 acres. The representative explained the challenge of addressing public concerns about a project that had not yet been officially submitted to the town, noting that legally they could not take a position until paperwork was submitted.

He also mentioned another development proposal for approximately 500 apartments near the Harris Teeter and Walgreens. Though the developer was local and the land had been in their family for years. He explained their pre-meeting process with developers where council members could provide early feedback before formal submission, which helped prevent developers from spending time on projects unlikely to be approved.

He concluded by mentioning that he was thinking of transitioning to a secondary role for WUMA after the election, as David was running unopposed for mayor and would likely take over as primary representative. This change was attributed to expanded job responsibilities making attendance difficult.

6. Old Business

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

Chairman Perryman, noted he would not be running for re-election and therefore would not be returning after December, discussed the need for continuity in WUMA leadership. He asked for volunteers to work with Karen Dewey (the primary administrative person for WUMA) and Austin Yow (her backup) to ensure the January meeting would be scheduled and run properly.

Several delegates indicated they would still be in their positions after the elections and could help ensure continuity. The Chair noted that most municipalities would have their changeover meetings in December, after which each town council would determine who would represent them at WUMA. Delegate Rick Becker mentioned that their alternate, Jerry Countryman, had elected to retire, so they would need to select a new alternate.

The Chair expressed appreciation for the opportunity to serve with the group, acknowledging the significant time commitment required of public officials and

emphasizing the value of the WUMA, particularly referencing the productive meeting in May when Representatives Dean Arp and David Willis had attended.

b. Discussion of Senate Bill 205

The discussion transitioned to Senate Bill 205, which was described as containing elements from the previously defeated House Bill 765. Delegate Susanna Wedra explained that the bill targets tree protection buffers, design standards, parking regulations, water control, and infrastructure requirements.

The representatives discussed how the legislature continues to push for higher density housing through multiple bills, breaking up previously defeated legislation into smaller components. The Chair expressed concern about potential statewide minimum density requirements that could override local zoning authority, explaining that if the legislature set a minimum density of 5 units per acre that municipalities couldn't restrict, it would fundamentally change their communities.

Chairman Perryman suggested that WUMA consider collectively funding a lobbyist to represent all the western Union County municipalities in Raleigh, similar to how Waxhaw already employs one. This lobbyist could provide monthly reports to all member towns about legislative developments, helping the municipalities be proactive rather than reactive to threats from the state legislature. Delegate Susanna Wedra confirmed their lobbyist has been valuable in providing information and making connections in Raleigh, suggesting that having someone physically present at the legislature makes a significant difference.

7. Delegate Comments

- Delegate Amanda Fuller mentioned the upcoming elections and encouraged everyone to vote.
- Delegate Rick Becker noted that a new building in downtown Mineral Springs had raised some concerns among citizens but emphasized that the building was not yet complete, so its current appearance would not be permanent.
- Delegate Susanna Wedra encouraged the others to keep an eye out for all of Waxhaw's upcoming events for the Holiday Season.

8. Adjournment

MOTION was made by Delegate Susanna Werda to adjourn.

VOTE: The motion passed unanimously (5:0).