



**WESTERN UNION MUNICIPAL ALLIANCE
REGULAR MEETING
THURSDAY, NOVEMBER 18, 2021, 4:00 P.M.
MINERAL SPRINGS TOWN HALL
3506 POTTER ROAD SOUTH
Minutes
Page 1 of 4**

1. Open the Meeting and Determination of Quorum

Chairman Jeff Perryman called the meeting to order at 4:00 p.m.

Quorum was determined with Chairman Jeff Perryman (Weddington) Vice Chairwoman Amanda Fuller (Wesley Chapel)

Present: Delegates Rick Becker (Mineral Springs), Steven Ayers (Stallings) and Joe Pollino (Marvin).

Absent: None.

Visitors: Hunter Nestor, Planning and Zoning (Marvin) and Jamie Bays, Finance (Marvin), Mr. Bjorn Hansen, Union County Planning, Richard Helms and David Williams, Union County Board of Commissioners, Gary Vail (Marvin Resident) and Wayne Deatherage, (Marvin Resident) and newly elected town council member.

2. Adoption of the Agenda

Additions to the Agenda: Chairman Perryman added two items to New Business section of the agenda: (1.) ETJ and (2.) Discussion of current officers or elect new.

Chairman Perryman.

Motion: Joe Pollino (Marvin) made a motion to adopt the agenda as amended.

Vote: The motion passed with a unanimous vote.

3. Approve October 28, 2021 Regular Meeting Minutes

Motion: Rick Becker (Mineral Springs) made a motion to approve the October 28, 2021 Regular Meeting Minutes as presented.

Vote: The motion passed with a unanimous vote.

4. Public Comments: None

5. Delegate and Municipality Reports

Stallings: Delegate Steven Ayers – Incumbents re-elected so we've only got a couple new folks and those were people that either rolled off or decided not to run; keeps the momentum of things going on. Town of

Stallings is in negotiations to potentially purchase the John Deere dealership property as part of the downtown planning. The lawsuit for a development the town denied has also come to an end.

Wesley Chapel – Vice Chairwoman Amanda Fuller – Wesley Chapel having some issues with the dam at the new park. When the park was built in 2012, the dam classified as a flood hazard dam. Due to all the development up stream and around the park, is now a high hazard; going to cost one million dollars to get it up to speed. High-density development doesn't just impact roads and schools; impacts local parks and recreation facilities. There is an event at the park on Saturday, December 11th, casual community get-together. Dealing with a cell phone tower, is an on-going issue. Technically, we have a new mayor, our incumbents were re-elected and a person who served on our planning board for the past six or seven year elected.

Marvin: Delegate Joe Pollino – Town Hall construction is moving along; may have open doors by January. I was running unopposed and elected a new council member, Wayne Deatherage. Our goal was adding an additional two council members. This one was just for one, so we have minimally five council and the mayor; eventually moving to six council members at the next election. Mr. Deatherage has been very involved with the information on the cell tower as it affects his neighborhood and glad to have him on board. Our Heritage District is moving along. The planning board has recommended the form-based code for the downtown corridor district. Marvin is celebrating for Christmas. The round-about was supposedly delayed again but no confirmation from the State.

Weddington: Jeff Perryman – Thanks to Ms. Fuller for handling the last two meeting. I was running unopposed as well as two other council seats running un-opposed. We did have a contested Mayor election, Craig Horne elected as the new Mayor of Weddington. Our trash service contract with Active Garbage is being reviewed and written with our town attorney; presentation at the December council meeting to take a look at and start getting residents' feedback. We are having a Christmas tree lightening at town hall this Friday afternoon. Weddington is hiring a new town planner and an additional town clerk to help fill out our staff.

Mineral Springs: Delegate Becker – Mineral Springs moves at a very slow pace and nothing new has happened here. Our elections, three incumbents up and all re-elected; Mayor was unopposed. We had an unexpired term due to the passing of Councilwoman Peggy Neill and her seat was filled by Jim Muller who is a long-time resident of Mineral Springs. He has served on the planning board for quite a few years, served on the board of adjustment and past chair of the board of adjustment.

6. Old Business

a. Continued Discussion of American Rescue Plan Funding

Delegate Steve Ayer: There is currently a bill at the Federal level, if it gets through, remove some of the restrictions that are currently on the money that municipalities received. We are a little hesitant to really move forward with any plans until it becomes clear about what you can spend it on, or maybe additional possibilities open up.

Vice Chairwoman: Amanda Fuller – We were hoping to potentially use it to expand water and sewer to our park and build bathrooms. We got \$500,000, hoping to put that towards our dam; we'll see. There are still so much unknown.

Delegate: Joe Pollino – We are looking at using some of the funds for water and sewer for our town hall that is being built and possibly audio/visual equipment for the new town hall. It's hard to read what all the rules are.

Weddington: Jerry Perryman – We intend to spend the funds on infrastructure; no firm plans at this time. Working on the water and sewer for our downtown commercial section as you come into Weddington will be our primary focus; as soon as the rules become a little more clear.

Mineral Springs: Rick Becker – We have received the first half of our money. Our budget is very low, reflects a very small amount that we get so there is not a lot of infrastructure you can build with that. We are waiting to see if the uses are going to be expanded. Looks like there is a lot of pressure from local governments and the Leagues of Municipalities nationwide asking for a broadening of the available uses. We might look at sidewalk construction in the downtown area because we are seeing some revitalization or maybe expansion of the park.

Chairman Jeff Perryman: Commissioners, I will ask you if you have heard anything else from the county level about the ARP money; just feel free to let us know.

Richard Helms – It's fairly broad right now but the deadline of 2024 to start projects and finished by 2026.

David Williams – This recent infrastructure bill that was passed by the U.S. Congress and signed by President Biden, also has piles of cash that are going to be dropped on local governments. I am on the Centralina Regional Board and within the next month or so we should get an idea from their staff as to what those local break outs might look like; this isn't the only pile of cash that is going to be dropped on local governments. ARP funds, we have this interim rule from treasury and awaiting on a final rule and we've heard there might be amendments from Congress on it but there isn't even an interim rule yet for this infrastructure bill. The details will take some time but allocations in terms of what states will get and what local governments will get, hopefully forth coming relatively soon.

b. Continued Discussion Cell Phone Towers/Marvin Resolution

Delegate Joe Pollino: Much concern for the proposed cell tower in an unincorporated area on the outside border of Marvin. The Village of Marvin has a Resolution against this, and Hunter Nestor, Planning and Zoning has done a lot of research on this issue. Wayne Deatherage, resident and newly elected council member of Marvin has done a lot of research on this property, proposed tower and gave a detailed presentation on the situation as it stands. Mr. Deatherage and Mr. Gary Vail live in a subdivision (Amber Meadows) that is near the proposed tower and it affects several of the surrounding subdivisions and businesses.

7. New Business

a. Chairman Jeff Perryman:

1. ETJ – Jonathan Thomas came and gave a discussion about ETJ and how we as communities could approach the County Commissioners and let them know what we are trying to do. When January 2022 gets here, I would like to see our group make a concerted effort, as a group, talk to the County Commissioners about what the issues we have and what we would like to see done. Readdress ETJ issue as a group, extend invitations to Indian Trail and Waxhaw and anyone that is in our area and see if we can make some progress on issues that we as a group have discussed. The cell tower is a perfect example in an unincorporated area and we as a community need some sort of say. Respect the rights of property owners but we need a seat at the table where towns can be effective in presenting those views. We need to have a better balance between our communities and what our residents want and don't want and the needs of the county.

2. Officers for WUMA – The meeting in January will be in Weddington and would like to talk about new delegates/officers for WUMA.

b. Delegate Comments

- Delegate Steve Ayers: Hired a new planner that was previously in Waxhaw.
- Vice Chairwoman Fuller: No Closing Comments.
- Delegate Rick Becker: Thanks to Ms. Ridings for bearing with us on this and thanks to Karen for helping transition from last month.
- Delegate Joe Pollino: Thanked the guests that came to the meeting and made a presentation on the issue at hand.
- Chairman Perryman: I was out helping at the polls and it left me with a couple of thoughts. There are a lot of folks who love living in this part of the county. The one thing they were all concerned about was growth and the rate of the growth; roads were second.

The next WUMA meeting will be held in Weddington on January 27, 2022 at 4:00 p.m.

9. Adjournment

Motion: Joe Pollino made a motion to adjourn the November 18, 2021 Regular WUMA meeting at 5:30 p.m.

Vote: The motion passed with a unanimous vote.