



**WESTERN UNION MUNICIPAL ALLIANCE
REGULAR MEETING
THURSDAY SEPTEMBER 26, 2024 AT 4:00 P.M.
MINERAL SPRINGS TOWN HALL
3506 POTTERS ROAD SOUTH, MONROE NC 28112
MINUTES**

Present: Vice-Chair Amanda Fuller (Wesley Chapel), Joe Pollino (Marvin), Rick Becker (Mineral Springs), Susanna Wedra (Waxhaw).

Absent: Chairman Jeff Perryman (Weddington) and Steven Ayers (Stallings)

Staff: Sharelle Quick (Mineral Springs Dep. Clerk)

1. Open the Meeting and Determination of Quorum

Vice-Chair Fuller called the meeting to order at 4:05pm and determined a quorum was present.

2. Adoption of the Agenda

Ms. Fuller requested to add Item “b) Meeting Location” under Item “6. Old Business” on the agenda.

Motion: Mr. Pollino moved to adopt the agenda as amended.

Vote: The motion passed unanimously.

3. Approval of June 27, 2024 Meeting Minutes

Motion: Ms. Fuller moved to postpone approval of the June 27, 2024 Meeting Minutes due to Minutes not being provided in the Agenda Packet.

Vote: The motion passed unanimously.

4. Public Comments

None.

5. Delegate and Municipality Reports

Mineral Springs: Mayor Becker discussed Mineral Springs' main project underway - the implementation of a sidewalk plan in the downtown area. The project is being funded through a \$900,000 STBG-DA grant application with CRTPO. The plan includes about 2,500 feet of new sidewalk on the north and south sides of the town. On the north side, the sidewalk would run from the fire department west to the corner. On the south side, it would go from the Circle K to the three small shops, not extending further east where there is less development, as well as a sidewalk connection from Circle K to the park and Town Hall. Mayor Becker noted that walking around Mineral Springs is currently "really, really bad" due to the lack of sidewalks, so this project is crucial to improve pedestrian access and connectivity in the downtown area. The original plan also included extending the sidewalk across the railroad tracks, but that proved to be a much more expensive proposition due to the need to relocate a signal and make other infrastructure upgrades required by the NCDOT Rail Division. The estimated cost for that 160-foot extension was \$800,000, which Mayor

Becker felt would not be viewed favorably by the grant evaluators. As a result, the town has decided to focus the initial project on the 2,500 feet of new sidewalk, which is estimated to cost a total of \$1.2-\$1.3 million. Mineral Springs plans to provide a 35% local match, around \$450,000, for the \$800,000-\$900,000 grant. Mayor Becker emphasized that this is a significant project for the town, as it is the first time they have undertaken a sidewalk initiative of this scale. If successful, it could have a huge impact on improving walkability and accessibility in downtown Mineral Springs.

Waxhaw: Commissioner Wedra shared that construction of Waxhaw's new Town Hall is nearing completion and is expected to open in the next few weeks. Outdoor work like planting grass and berms has been delayed due to the rain. The Public Services building, on the same campus, will also be opening in the next month.

The town has received a \$24,000 historic preservation grant that will be used to address African American history projects and preserve that history. The town's Main Street program was just reassessed, and they are confident they will be able to retain their accreditation.

The old Burger King building is going to be used as a movie set for an upcoming film called "Roof Man", which is based on serial larcenist, Jeffrey Manchester, who committed much of his criminal activities in the Charlotte area.

Waxhaw is also gearing up for their annual Autumn Treasures Festival on October 12th & 13th. Additionally, Fright Night on October 26th where the downtown businesses get dressed up and the kids go trick-or-treating. The town events in October are a big draw for the downtown area.

Wesley Chapel: Ms. Amanda Fuller shared that Wesley Chapel had completed an emergency breach for its dam project following damage from a recent hurricane. Although FEMA funding for dam remediation was expected in April, it has been delayed until possibly November or December. The emergency work cost an unplanned \$35,000 but was necessary for safety. The area remains inaccessible, leading to the cancellation of events like the Fall Bash and a search for a new venue for the Cocos and Carols event. Town Hall improvements are underway, including new AV equipment for streaming meetings. Upcoming events include National Night Out, and there will be presentations on local school bonds and transportation updates.

The North Carolina Department of Transportation (DOT) has proposed new roundabouts due to changes in traffic plans, but additional funding will be required from the town and county. The NCDOT project alone will require an additional \$450,000 from the town. A small tax increase was requested to cover expenses but not approved, meaning the town will need to manage significant costs in the upcoming years.

On a positive note, Aston Properties plans to complete the commercial center, adding new grocery and retail stores, including a Taco Bell, responding to resident requests for development. Additionally, the lawsuit against the town by Five Stones has ended, with Wesley Chapel winning.

Marvin: Mayor Pollino provided an update on recent events in the Village of Marvin, NC. The National Night Out was successful, and excitement is building for the upcoming Halloween event. However, the village is facing challenges with numerous FOIA requests from specific individuals, which is consuming a significant amount of staff time. It was suggested potentially implementing a fee for these requests to alleviate the burden.

In terms of development, a new restaurant is planned for the Heritage District, and a developer is aiming to complete necessary permits by the end of the year before new regulations take effect in January. There are ongoing residential developments, with high sales rates indicating strong demand for new homes.

The mayor expressed a desire for more community-focused development, such as parks, and mentioned possibility of organizing a local group to petition the state to advocate for impact fees,

which could help manage the municipal costs associated with new developments. Overall, while growth is welcomed, there is a need for careful planning to balance community needs and development pressures.

6. Old Business

a) Discussions of Future Meeting Topics: discuss Impact Fees with State Representatives, receive and update from County representatives regarding water & sewer, and a field trip to State Legislature.

b) Meeting Locations:

October 24, 2024 - Weddington

November 21, 2024 - Stallings

December 2024 - NO MEETING

January 23, 2025 - Waxhaw

February 27, 2025 - Wesley Chapel

March 27, 2025 - Marvin

April 24, 2025 - Mineral Springs

May 22, 2025 - Waxhaw

June 26, 2025 - Weddington

7. New Business

Mr. Pollino requested clarification on how one goes about getting something on future agendas.

8. Delegate Comments

None

9. Adjournment

Motion: Mayor Pollino moved to adjourn the meeting at 4:50pm.

Vote: The motion passed unanimously.

Minutes provided courtesy of the Town of Mineral Springs