



**WESTERN UNION MUNICIPAL ALLIANCE
REGULAR MEETING
THURSDAY APRIL 24, 2025, AT 4:00 P.M.
MINERAL SPRINGS TOWN HALL
3506 POTTERS ROAD SOUTH, MONROE NC 28112
MINUTES**

Present: Chairman Jeff Perryman (Weddington), Andy Wortman (Marvin), David Scholl (Stallings), Rick Becker (Mineral Springs), Susanna Wedra (Waxhaw).

Absent: Wesley Chapel

Staff: Sharelle Quick (Mineral Springs Dep. Clerk)

1. Open the Meeting and Determination of Quorum

Chairman Perryman called the meeting to order at 4:13pm and determined a quorum was present.

2. Adoption of the Agenda

Motion: Mr. Andy Wortman moved to adopt the agenda as presented.

Vote: The motion passed unanimously.

3. Approval of March 27, 2025 Meeting Minutes

Motion: Mayor Rick Becker motioned to approve the March 24, 2025 Meeting Minutes as presented.

Vote: The motion passed unanimously.

4. Public Comments

None.

5. Delegate and Municipality Reports

Mineral Springs: Delegate Rick Becker reported that there were no new developments or upcoming events in Mineral Springs at this time. Like many municipalities, the town is currently focused on budget season. He noted that the town plans to increase staffing, including transitioning the Planning Director to a full-time role and preparing for the retirement of the Finance Officer by December 2025. Job postings are active and being managed by Town Administrator Vicky Brooks. Due to the additional personnel expenses, capital budget items will likely be significantly reduced, with any necessary capital expenditures potentially funded through project funds. To accommodate these staffing costs, the tax rate may need to increase by approximately 0.3¢ above the revenue-neutral rate in a worst-case scenario. Mayor Becker stated that the town continues to operate steadily as budget work progresses.

Weddington: Delegate/Chairman Jeff Perryman reported that the Town of Weddington is currently in the process of finalizing its budget, with Finance Officer Leslie Gaylord working to maintain a revenue-neutral rate or as close to it as possible. Additional budget details are expected to be available by the May meeting. A major focus has been a development project by Toll Brothers near Deal Lake, adjacent to Aero Plantation. The project has involved multiple public hearings, including one held at the high school after changes in venue. Final Council discussion and a vote on the project will take place at the May meeting at the Town Hall. Additionally, Weddington will host Food Truck Fridays on the first three Fridays in May, featuring popular vendors such as a locally well-known lobster food truck.

Waxhaw: Delegate Susanna Wedra reported that Waxhaw is currently navigating a challenging budget process, with two additional upcoming budget workshop meetings scheduled. The focus is on identifying potential cuts while retaining all staff, acknowledging that the budget will be tight. In addition to budget work, several upcoming community events were highlighted: Sk8Night on April 25, the Kaleidoscope Festival at the Downtown Park on May 10 (featuring vendors, activities, and food trucks), a Memorial Day observance at the Military Wall, and the annual 4th of July parade.

Marvin: Delegate Andy Wortman reported that Marvin continues to address an ongoing lawsuit while also working through the annual budget process, with efforts focused on staying as close to revenue neutral as possible. However, the approved upcoming NCDOT roundabout projects that require local funding matches are impacting the budget. The town is also progressing with development in the Heritage District and recently completed several rezonings stemming from the MDO rewrite. Marvin Day is scheduled for Saturday, April 26, from 4:00 p.m. to 10:00 p.m., featuring live music, food trucks, and children's activities. Mr. Wortman added that the Village has officially designated the last weekend in April as the permanent date for Marvin Day moving forward, after evaluating several options and balancing community scheduling conflicts such as graduations and Easter. This year's event is expected to benefit from mostly cooperative weather. Additionally, the Village recently held a highly successful Easter Egg Hunt, which exceeded capacity at the park and resulted in some attendees being turned away due to safety limits, reflecting the popularity and high turnout for community events.

Stallings: Delegate David Scholl reported that while the Town of Stallings has many events upcoming, of which specific details could be found on the town's website at StallingsNC.org. Mr. Scholl noted that the town has been encountering challenges with new development proposals, particularly due to a lack of sewer infrastructure. One potential annexation project proposed using a private Package Plant for wastewater, but the Town is cautious due to negative experiences with an existing plant. As a result, some developers have pursued opportunities elsewhere. Despite limited sewer access, Stallings benefits from strong transportation links, including Highway 74, the 74 Bypass, and I-485, although local roads remain an issue.

6. Old Business

a) Discussion of May meeting with Union County Legislative Delegation:

Mr. Perryman reported that the May meeting with the Union County Legislative Delegation will take place on May 22 at 7:00 p.m. in Waxhaw and has confirmed attendance from Representatives David Willis and Dean Arp. Mr. Perryman is still working to get a response from Senator Todd Johnson. Mr. Perryman noted that Senator Todd Johnson had originally committed to the March date before a scheduling conflict arose and agreed to the May reschedule but had not reconfirmed. Mr. Perryman noted he had followed up via email and voicemail.

Ms. Wedra asked if Mr. Perryman had attempted to call Senator Todd Johnson in addition to emailing, which he confirmed.

Mr. Scholl inquired whether Representative Mark Brody was invited.

Mr. Perryman explained that Brody had been included in the original outreach for the March meeting but did not respond, and due to repeated difficulties in reaching him, was not included in the recent communications.

Mr. Scholl emphasized that Rep. Brody should receive a formal invitation.

Mr. Perryman agreed to re-send an invitation to Brody.

Mr. Wortman offered to reach out to David Willis to inquire about Rep. Brody.

Mr. Perryman encouraged other members to reach out to any legislative contacts they may have to ensure broad participation and input, and stressed the importance of discussing legislative efforts that may impact municipal zoning authority, particularly referencing House Bill 765 and previous bills like the workforce housing proposal and a de-annexation case.

Ms. Wedra noted that HB765 limits municipalities from commenting on certain development matters and exposes local officials to personal lawsuits.

Mr. Becker confirmed that Rep. Brody is a primary sponsor of the bill.

Mr. Wortman stated the Bill was pushed by the Builders Association, and several members expressed skepticism that Rep. Mark Brody would attend due to the controversy.

Members agreed it was important for the invitation to be extended regardless, so any absence would reflect the delegate's choice. Ms. Wedra confirmed the Town of Waxhaw will stream the meeting and share the event on public social media pages.

Mr. Perryman urged all members to help publicize the event and invite residents, noting the 7:00 p.m. time was selected to maximize public attendance.

Mr. Becker identified HB765 as a key discussion topic and asked if there were others to include, such as transportation funding.

Mr. Wortman mentioned discussions with David Willis about HB382 and efforts to tailor legislation through local Bills.

Mr. Perryman reiterated his commitment to re-send the invitation to Rep. Mark Brody and requested that members circulate legislative items ahead of the meeting to better prepare for discussion.

7. New Business

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

7. Delegate Comments

Mr. Scholl noted that he will be attending the upcoming City Vision conference next week, where one of the main topics of discussion will be relevant to the group's interests and asked if other delegates present would also be attending. It was indicated that none present would be attending.

Mr. Perryman encouraged Scholl to take good notes then reminded members of the May 22nd Union County Legislative Delegation meeting in Waxhaw at 7:00 p.m.

9. Adjournment

Motion: Ms. Wedra moved to adjourn the meeting at 4:30pm.

Vote: The motion passed unanimously.

Minutes provided courtesy of the Town of Mineral Springs.