



**WESTERN UNION MUNICIPAL ALLIANCE
REGULAR MEETING
THURSDAY JUNE 26, 2025 – 4:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD, WEDDINGTON, NC 28104
MINUTES
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1. Open the Meeting and Determination of Quorum

Chairman Jeff Perryman called the meeting to order at 4:30 p.m.

Quorum was determined with Chairman Jeff Perryman (Weddington), Vice Chair Amanda Fuller (Wesley Chapel), Delegates Steven Ayers (Stallings), Andy Wortman (Marvin), and Susanna Wedra (Waxhaw) present. Rick Becker (Mineral Springs) was absent.

Visitors: Roger Horton, Wanda Horton, Bill Deter

2. Adoption of the Agenda

Motion: Delegate Wortman made a motion to approve the agenda as presented.

Vote: The motion passed with a unanimous vote.

3. Approve Regular Meeting Minutes

a. May 22, 2025

Delegates agreed to table approval of the May 22, 2025 minutes until the next meeting.

4. Public Comments

Roger and Wanda Horton commented on the HOA reform bill before the General Assembly.

5. Delegate and Municipality Reports

Steven Ayers (Stallings) reported that the town approved their budget with a tax increase to address inflation and rising police costs. He noted they have approximately a dozen new projects coming through the development process, and while some projects may not be popular, they

must follow proper procedures to avoid legal challenges as experienced in the past. He also mentioned that the P3 project is in progress with about three months remaining, and that most available land has at least one developer interested in building on it.

Susanna Wedra (Waxhaw) reported the town approved their budget after a 4.5-hour meeting, setting the tax rate at 29 cents, which is about 3 cents above revenue neutral. The town is saving funds for a \$2.5 million future expense, with plans to put away a few hundred thousand dollars annually. She noted upcoming improvements to Providence Road including left turn lanes, though the developer is trying to avoid making these improvements. She mentioned that local skaters are lobbying for skate park renovations, which would cost approximately \$1 million, requiring public-private partnerships. The town also approved funding to revamp the former library annex building.

Jeff Perryman (Weddington) reported that the town's Food Truck Fridays continue to be successful with growing participation. Deputy Wren presented statistics showing that extra deputies and focused traffic enforcement have been effective in reducing speeding in town, particularly on Highway 16 near Town Hall. The Deal Lake project was defeated in a tie vote, with the mayor casting the deciding vote against approval. The town maintained revenue neutrality, though the tax rate increased slightly as garbage collection fees were incorporated into the tax bill to improve administration.

Amanda Fuller (Wesley Chapel) reported that the town passed their budget with a tax increase that averages to about 53 cents per week per household. The town is setting aside funds for future road improvements and expects to need approximately \$1 million for dam improvements, which they plan to fund by saving \$250,000 annually over the next several years. She mentioned the success of a car show held in June.

Andy Wortman (Marvin) reported that some residents have raised concerns about a potential ancient burial ground at a development site in the town's heritage district, and an archaeological study is underway. The town recently held its first modern-day car show, which was well-attended with classic and exotic cars. Two public hearings are scheduled for the next meeting: one for a mixed-use development on the former Raley Miller project site on Rea Road, and another for a property in the heritage district. The town approved its budget at half a cent above revenue neutral, with one penny of the 5.6 cent tax rate dedicated to road improvements and matches for state roundabouts.

6. Presentation from Jennifer Stafford, Project Development Planner and Travis Johnson, Planning Project Manager, Charlotte Regional transportation Planning Organization

Jennifer Stafford and Travis Johnson presented information about the Metropolitan Transportation Plan (MTP) and the CRTPO's planning process. Key points included:

- The CRTPO represents 21 member towns/cities across three counties (Iredell, Mecklenburg, and Union)
- Union County received \$17 million out of \$35 million in discretionary funds last year
- The MTP is updated every four years, with the current one being the 2050 plan; work is now progressing on the 2055 plan

- The planning process begins with the Comprehensive Transportation Plan (CTP), a wish list without budget constraints, followed by the MTP which includes cost estimates and financial constraints
- The MTP deadline is April 2026, with completion planned for March 2026
- CRTPO uses scenario planning to consider different growth patterns and their impacts on transportation needs
- Project evaluation uses a two-tier process: Tier 1 (congestion, safety, accessibility) and Tier 2 (connectivity, cost-benefit)
- Projects must fit within funding constraints projected through 2055
- Public comment on the draft project list is open from June 19 to July 19, 2025, with information available at 2055mtp.org

The presenters noted that projects face a competitive process due to limited funding, and that the lengthy timeline for transportation projects is largely due to the necessary planning, regulatory requirements, and funding constraints rather than bureaucratic inefficiency.

7. New Business

a. Discussion and Consideration of 2025-2026 WUMA Meeting Calendar

The following meeting schedule was established for 2025-2026:

- August 2025: Wesley Chapel
- September 2025: Stallings
- October 2025: Waxhaw
- November 20, 2025: Marvin (week before Thanksgiving)
- January 22, 2026: Weddington
- February 2026: Mineral Springs
- March 2026: Wesley Chapel
- April 2026: Stallings
- May 2026: Waxhaw
- June 2026: Marvin

No meeting will be held in July 2025, as is customary.

b. Discussion of NCGA Proposed Legislation affecting municipal zoning.

The delegates discussed House Bill 2, which would affect municipal zoning authority. Delegate Wedra reported that according to Senator Todd Johnson, the bill has stalled in the Rules Committee and is unlikely to move forward as the legislature adjourns. She mentioned there is a countering bill, HB 24, which would restore local government authority for downzoning in a simple one-line act. Andy Wortman acknowledged that while there are legitimate concerns about

HOA abuses that might warrant some legislative reform, a one-size-fits-all approach penalizes well-functioning municipalities for the actions of a few problematic ones.

8. Delegate Comments

Jeff Perryman noted positive feedback about the previous month's meeting where legislators attended, suggesting it become an annual event to provide citizens the opportunity to interact with their representatives in a respectful forum.

9. Adjournment

Motion: Delegate Ayers made a motion to adjourn the June 26, 2025 regular meeting at 5:30 p.m.

Vote: The motion passed with a unanimous vote.