

**WESTERN UNION MUNICIPAL ALLIANCE
REGULAR MEETING
THURSDAY, NOVEMBER 19, 2020, 4:00 P.M.
MINERAL SPRINGS TOWN HALL
MINUTES**

1. Open the Meeting and Determination of Quorum

Chairman Jeff Perryman called the meeting to order at 4:03 p.m. and welcomed everyone to the latest meeting of the Western Union Municipal Alliance. A quorum was determined with roll call by municipality: Weddington-Chairman Jeff Perryman and Anne Pruitt, Wesley Chapel-Vice Chair Amanda Fuller; Mineral Springs-Rick Becker and Jerry Countryman; Marvin-Joe Pollino; Stallings-Steven Ayers.

Staff/Visitors: Rohit Ammanamanchi, Marvin Planner; Elizabeth Callis, Mayor of Weddington; Bjorn Hansen, Union County Transportation Planner and Richard Helms, Union County Commissioner.

2. Adoption of the Agenda

Amendments to the agenda were: adding to New Business.

1. Website
2. HOA – Outreach or Public/Citizen Communication

Ms. Fuller made a motion to approve the agenda with the additional 2 items added to New Business. The motion passed with a unanimous vote.

3. Approve October 22, 2020, Meeting Minutes

Mr. Becker made a motion to adopt the meeting minutes of October 22, 2020. The motion passed with a unanimous vote.

4. Delegate and Municipality Reports

Ms. Fuller reported that Wesley Chapel is finishing up the new playground at Dogwood Park, and when one more item passes final inspection, the new playground can open to the public. She went on to say Wesley Chapel is still looking for a new planner and that she's still acting Mayor for the Village of Wesley Chapel.

Mr. Pollino reported that Marvin normally has formal Christmas tree lighting but given the conditions, the town is still doing the tree lighting, nothing official or people to gather. The town is encouraging residents to come by and take pictures near the tree. As their website is developed, postings of those pictures by the tree will be placed on it. As Marvin begins taking over the roads, they are moving forward with standardizing waste hauling to control the amount of traffic on the roads. The town is changing some signage and standardizing the signs as the town takes over the roads and identifying where Marvin boundaries are.

Mr. Ammanamanchi reported the biggest thing in Marvin was that they adopted the Land Use Plan. Mr. Pollino stated there was a bit of contention with neighbors, but the Land Use Plan was finally revised and adopted. Now the village is beginning the creation of the downtown district named 'Marvin Heritage District'. The village's long-term goal is to take over the roundabouts or further roundabouts. If the village owns the roads, traffic can be redirected (including eighteen wheelers) to protect those roads.

Mr. Becker reported Mineral Springs is in a holding pattern. The council is doing virtual meetings and accomplishing everything necessary. There have not been any pressing issues aside from the issues here and those are continuously discussed. The town is not planning any Christmas activities and the town festival was cancelled. "I didn't welcome everyone to Mineral Springs, thank you for coming and welcome to our town."

Mr. Ayers reported that Stallings agendas are pretty short, and the second meeting of the month was cancelled. The town is facing the same type of issues, growth and roads. Stallings is starting to plan the downtown area and any extra money goes into funding that project.

Mr. Perryman reported that the grading for the Weddington Park has begun in the center part of town and hopefully ready for spring. Weddington has plans for Food Truck Fridays and other town events when conditions are safe again. The town is doing a virtual tree lighting tomorrow (November 20, 2020). A firetruck parade with Santa riding on the firetruck will be driving through town; a route has been published on the website. The trucks will be going through some of the subdivisions so families can come out and see Santa on the firetruck; that is planned for Saturday (November 21, 2020). Weddington is finishing their Unified Development Ordinance. This will help anybody coming into town and wanting to do something; there will be everything they need and answers to questions. There are three openings on the Planning Board and the town is looking to fill those opening towards the first of the year. The town had a presentation by the Roots Farm Project on Providence Road. These people are creating an Agri-business, Agri-tourism kind of site with some exciting things planned. There is a web page set up if anybody is interested; people can go to the town website and see the link.

5. Old Business

a. Update on Resolutions issued by towns

Vice Chair Fuller stated that she and Chairman Perryman would like to present the Spheres of Influence Resolution to the county about ETJ (Extra Territorial Jurisdiction) and municipal zoning authority for those unincorporated areas of the county; Wesley Chapel passed it. Wesley Chapel also passed the Resolution for Oak Grove, but it was approved anyway with a vote of 3 to 1 with Richard Helms voting no. Mr. Perryman stated this Resolution was on the Weddington agenda, and their town council passed it as well. Mr. Becker commented that Mineral Springs will have it on their agenda for December. Mr. Perryman questioned the Resolution for Oak Grove Estates. Mr. Becker reported that it was adopted at the November meeting. Mr. Pollino stated that both resolutions were on their agenda according to Mr. Ammanamanchi. Mr. Ayers reported that Stallings was not able to get it on their agenda, so it was pushed out to December.

b. Discussion of Sphere of Influence Agreement

Mr. Perryman stated one of the first issues this group started looking at was the development that is continuing in the unincorporated parcels in this part of the county. All of the WUMA members have areas that are donut holes that are inside their municipal limits; there are some places that are between municipalities. The Adams Group, a developer group is having a walk-in meeting at the Weddington Swim and Racquet Club for some commercial and high-density housing that they want to put up across from Weddington High School. The Group wants to come up with:

A. Resolution/proposal that would be presented to the county to allow municipalities to use their own zoning rules on these parcels that are affected. Development in Wesley Chapel or Weddington affects all of us with traffic, infrastructure, the impacts on schools and rezoning. Mr. Perryman is hoping to try to address this with the Resolution he passed out. He attended a meeting at the Agriculture Center with Mayor Callis back in September on the 2050 plan which heightened the need to get something presented. What WUMA is basically asking for is the ability to:

1. Approach these landowners/property owners and see if there is any interest in voluntary annexation. See if they have any interest in being annexed by one municipality or another.

2. If it's a doughnut hole, and it exists within a municipality, the municipality would be granted the jurisdiction over that parcel. If that parcel lies between municipalities where the spheres of influence were discussed at the 2050 meeting at the Ag. Center, there would be a committee from the towns, look at the maps and see if it makes more sense for one municipality over another. If no agreement can be reached, there are existing state laws that say where the line would be drawn as far as what zoning procedures. Weddington passed it without change. If all members pass it without change, the next step would be to get it to the appropriate county commissioners. Ms. Fuller and Mr. Perryman would make a formal presentation to the county commissioners.

None of the board members had anything to add and will take it back to their boards for approval. Some things are in their control, some things are out of their control. Mr. Ayers reported that it has been distributed to all of the Stallings council members and no feedback to date.

Mr. Perryman stated the last thing he would add, is two things:

1. A lot of folks are concerned because it doesn't meet their ordinances, whether it's Weddington, Marvin, Mineral Springs, Wesley Chapel.
2. The impact on infrastructure and the roads. The traffic situation is just awful. With projects the size and magnitude of Park Place, how many more cars, how many more trips a day is that going to put into a system. The DOT has pushed back projects at least ten years, the extension for Providence Road and the Rea Road extension. It is important for our local communities to have some type of control or say.

Mr. Perryman inquired about the meeting Mineral Springs.

Mr. Becker stated that the Mineral Springs meeting is December 10, 2020, Mr. Ayers stated Stallings was the first week, and Mr. Pollino stated the 8th. Mr. Perryman stated if it passes the remaining municipalities unaltered, everybody can contact Lisa Thompson in Weddington

stating such and then he and Ms. Fuller and can make the formal presentation to the Commissioners. Mr. Perryman turned the floor over to Mr. Hansen and Commissioner Helms. Commissioner Helms stated he liked the Alliance's concept but would like to see it go a step further. He suggested presenting the Resolution to the Board of Commissioners but first get together with some of the county planning staff so they can understand it. See if the developers that are coming to the municipalities and asking to build will annex, and if not, go to the county. The county planning department has seen a preliminary of Park Place, but they are not talking to the commissioners yet, planning departments don't approve these projects, they may give their recommendations, but it takes the Board of Commissioners. ETJ/ doughnut holes is another thing that needs work. The County has to be careful because of taxation without representation because that's one of the arguments that the county gets is that you can't give the authority to the town when they are being taxed by the county; the county and municipalities can resolve this with communication. A Resolution is nice but come stand up before the Commissioners and tell them what you think. Mr. Perryman stated that is WUMA's intent and he understands taxation without representation, but municipalities want to know what's going on the property. It would benefit the Alliance to get this Resolution passed by each municipality and then meet with some of the county planners before presenting it to the Commissioners. Commissioner Helms stated that the 2050 Comprehensive Plan is a recommendation and there can always be changes. Municipalities should talk to the county planners and the county manager and let them know what their thoughts are. Mr. Ayers inquired as to how do elected officials, as a town, balance the needs of the public because they are who those officials represent. When they ask questions, the council members want to have good answers for them.

Mr. Hansen gave a slide show and video presentation about the Comprehensive Plan 2050, stating that it involves communication with the public on what the county is or is not receiving regarding rezoning. There is a webpage, underneath the planning department on the webpage where there is a dashboard of all county rezonings. This is interactive, including all new rezoning requests plus the ones that have been submitted with staff recommendation for approval. Mr. Hansen referred to Park Place, stating that people could click on it and it will provide all the information about it: that it hasn't gone to the planning board and county commissioners haven't made a recommendation yet; that there are 2,100 dwelling units proposed. This is a tool that county staff has shared with municipal planners about rezoning and is updated each time there is a new action. The Comprehensive Plan has a webpage. It is already uploaded with the information but is not going live to the public yet. The Chairman is Archie Morgan, owner of WIXE radio in Monroe. Mr. Morgan is expected to release it to the public on Tuesday, November 24, 2020. It will have a variety of outreach opportunities, one virtual, there is one for elected officials only throughout the county. There will be a couple of meetings just for municipal officials and planning boards, there is one for the general public, anyone can click on this link and attend. There are three in person meetings; Ag. Center, Indian Trail Town Hall, and the Waxhaw Police Department. Anyone who wants a presentation, can call Mr. Jensen. This webpage includes the vision and scenario process the county went through. The survey at the end is a very important tool. The survey will be available until December 18th for submission.

Mr. Perryman asked Mr. Hansen who on the planning side he would recommend that a couple of representatives from this committee sit down with just to talk. Mr. Hansen suggested Lee Jensen, Planning Director, he would be the closest person to management and the commissioners. Mr. Hansen also stated, the results of the 2050 survey are consolidated and sent to the Citizen-Led Committee (10 people, appointed by the commissioners). They are the ones analyzing all this

input and making recommendations. That's why it is important that each town or the group needs to fill out the survey form at the end of the presentation. Mr. Perryman stated that he and Ms. Fuller are going to make the presentation to the County Commissioners. Commissioner Helms stated the Alliance needs to sit down with Brian Matthews, he is over the planning and utilities and the Planning Department, it will give them a better understanding of what WUMA is trying to accomplish and enable better communication going forward; "it's a two way street".

Mr. Perryman extended an invitation for the meeting on December 17th in Weddington at 4:00 p.m. Commissioner Helms commented the County Manager is interested to hear what he has to say after this meeting, everybody needs to have complete lines of communication with staff. Mr. Perryman insisted that the invitation be extended to whomever everybody thinks would be the best people to attend the next WUMA meeting on December 17th at 4:00 p.m., at the Weddington Town Hall.

c. Transportation Funding Sources

Mr. Perryman next asked whether everybody's Town Manager got a copy of the transportation funding sources list. This refers to safety type funds, since DOT has pushed out some of the projects for ten years, this would be funding for critical projects that need to be done ahead of DOT's current timeline.

Mr. Hansen stated that at CRTPO's virtual meeting last night, on the 2050 plan, NCDOT projected about 9.25 billion dollars but almost 2/3 of that is already spoken for by committed projects. The number one issue expressed by the public was safety and traffic safety, so CRTPO staff recommended a possible quarter cent sales tax for that. That's a tool that is afforded to all counties in the state, can be used literally for anything as it's general government funds: put a Resolution out there for the public to let them know where it is going and what it will be used for. The Marshville bypass, which is on the eastern side of the county, is something that is key to the state. CRTPO recently expressed a vision for Highway #74 as a freeway from Charlotte to Wilmington and that could be a future expressway, but it can't happen without the Marshville bypass. It's going to be put before county commissioners in January as well as Marshville asking for that road to be studied as a toll road and to be considered in the long-range plan. It directly lines up with the eastern edge of the Monroe expressway, so it's a very natural project to do and it's a way to help pay for the project in the future. Route 521 is also a funded project from 485 to the state line; not in Union County but used by a lot of Union County residents. Mr. Perryman stated he looked up some additional funding sources such as STI funds, NCDOT spot safety and high hazard funds, DOT spot mobility funds, NCDOT high impact, low cost funds. These are all possible funds for a critical roundabout or something like that. The paperwork could be started, and people can work together to submit something to try to get that going.

d. Solid Waste and Recycling

Mr. Perryman stated he was turning the meeting over to Anne Pruitt. Ms. Pruitt reported that she had no new updates on the project. It was discussed at Weddington's town meeting and they are moving forward with their research. The question is whether other municipalities are interested in joining Marvin and Weddington in their research for the solid waste and recycling program. Mr. Becker stated he presented it to the Mineral Springs board, and the board does not have any interest in pursuing; it's not a good fit for the town. Ms. Fuller stated it is not something Wesley

Chapel is ready to take on. Mr. Ayers stated that Stallings already has a contract. Ms. Pruitt inquired if they already have a contract with one particular company. Mr. Ayers responded yes. Mr. Pollino inquired whether that goes through the town of Stallings, if there is an issue, how does the town handle it? Mr. Ayers stated in the contract there is a procedure on how residents are supposed to communicate with any type of delays or missed pickups by calling the town. Part of contract is, if they miss it, they are penalized. Once they start getting any type of issues reported, the company tends to clean it up pretty quickly. Mr. Perryman suggested that the rest of us can learn from what Stallings has got, maybe that will help. Mr. Ayers also stated they have another year on this contract, and they've been like this for probably ten years. Ms. Pruitt stated she is looking at probably doing research this year and not doing anything until the second or third quarter of 2021. It's a fifteen-month process so that you avoid displacement fees, that's why they've started the process now. Ms. Pruitt has also received some good information from the School of Government. Mr. Ayers stated it is the second biggest outlay for their town. The first major expenditure is the police department; solid waste management is second. Therefore, it's pretty important that they do a good job. Mr. Perryman stated he appreciated the update from Ms. Pruitt.

6. New Business

Mr. Perryman moved on to New Business and stated he was going to let Ms. Fuller start off with New Business item #1, the website update.

1. Website

Ms. Fuller stated it is basically just one page, kind of simple, but she provided a screen shot so everybody could see what's on there. At the top is the WUMA mission statement. Ms. Pruitt welcomed suggestions from anybody. Below the mission statement are the municipalities' contact numbers. A citizen can click on any of the logos and will be sent directly to that town's website. Then there are hyperlinks for all of the WUMA delegates in order to send emails. Right below that is the meeting schedule. This is something that can be updated. There will be hyperlinks for the agenda and the minutes so the public can go on and click on either the agenda or minutes. Mr. Perryman inquired as to who was going to be uploading the minutes. Ms. Fuller stated that she didn't know if everybody wants to have access to it; it's just one page. She stated that she would be willing to do it since she's on the board. Ms. Fuller said that she would probably just have a backup in case she was unavailable. Mr. Perryman asked how soon it could go live. Ms. Fuller responded it will be done by next week at the latest. Mr. Becker agreed with the essentials, contact information, the meeting schedule, agenda and minutes. Ms. Fuller stated the last little thing she planned to do was set up where she would email everybody a hyperlink for their website. While she would like to have WUMA's own website and name, it won't be WUMA.com as we are not paying for a domain. Ms. Pruitt will email it to the WUMA delegates and staff.

2. HOA – Outreach or Public Communication

Mr. Perryman stated the last item of New Business - HOA Outreach – this past week he went to his own neighborhood HOA meeting for Providences Woods South in Weddington and told them some of the stuff that was going on in town. He briefed them on WUMA's discussions and the initiative on this Resolution. Mr. Perryman reported that he received a lot of good feedback, a

lot of good questions. He is now in the process of getting the list of HOA's from the Weddington town planner and reaching out to them to do the same thing. Based on his experience with this, Mr. Perryman highly recommended that each municipality try to do the same thing. The feedback he got was outstanding. They were very interested in what was going on. The "third leg" of the WUMA charter is outreach communication with our citizens, and this falls right into that.

7. Delegate Comments

Mr. Perryman stated the last item is Delegate Comments. Mr. Ayers stated he didn't have any more than what he already said today. Mr. Becker also stated the same, "I don't have anything". Mr. Pollino stated he was going steal Weddington's idea of the Santa in truck and going through all the neighborhoods; he gave a "thank you" for that idea. He stated that he also liked the idea of inviting the county managers and key people to our December meeting. Mr. Perryman stated the standing time is going to be the third Thursday at 4:00 p.m. of every month. Mr. Ayers inquired if Stallings is the host for January. Mr. Perryman responded yes, Stallings is in January and Weddington will be in December. After Mr. Pollino stated that the Alliance hasn't been to Marvin yet. Mr. Perryman revised the meeting place schedule to include Marvin on December 17th at 4:00 p.m. Stallings will take January and then in February the rotation will start over with Weddington. Ms. Fuller stated the clerks have basically shared all meeting information with all the clerks so we can have Ms. Ridings send it out to all the clerks and they'll be able to pass it on.

Mr. Perryman stated he appreciated everybody being here. "I don't about you all but the most precious commodity to have right now is our time and I know everybody sitting in here is on a town council or some other committee or some other job and this is taking time out of your schedule to be here and I appreciate that especially you Commissioner Helms. I appreciate your being here and listening to us. I want to say thank you to Ms. Ridings for again I know this is extra work for you. Thank you for being here and helping us do this. We had a great discussion today". Mr. Perryman reminded everybody that whether it's the ETJ, Santa Claus on a truck, or the Solid Waste Proposal, this is the kind of stuff we all as communities here need to be working on. He was thrilled that we are able to sit around a table and then take this stuff back to our different towns and coordinate with each other and this is what this group should be doing, and he is glad we are doing it. "Happy Thanksgiving from me and if nobody has anything else, I will ask for a motion to adjourn".

8. Adjournment

Mr. Ayers made a motion to adjourn the regular monthly Western Union Municipal Alliance meeting at 5:43 p.m.

The motion passed with a unanimous vote.