



**WESTERN UNION MUNICIPAL ALLIANCE
REGULAR MEETING
THURSDAY, MAY 26, 2022, 4:00 P.M.
MINERAL SPRINGS TOWN HALL
3506 POTTER ROAD S.
MINERAL SPRINGS, NC 28108
MINUTES**

1. Open the Meeting and Determination of Quorum

Vice-Chair Amanda Fuller called the meeting to order at 4:02 p.m. and determined a quorum was present.

Present: Vice-Chair Fuller (Wesley Chapel), Joe Pollino (Marvin Delegate), Andy Wortman (Marvin Alternate), Rick Becker (Mineral Springs), Steven Ayers (Stallings Delegate)

Staff Present: Janet Ridings (Mineral Springs Deputy Town Clerk).

2. Adoption of the Agenda

Add WUMA Meeting Schedule to New Business

MOTION: Rick Becker (Mineral Springs) moved to adopt the agenda as amended with the addition of: 7a. Ethic Discussion and 7b. summer meeting schedule with a possible cancellation.

VOTE: The motion passed unanimously.

3. Approve April 28, 2022, meeting minutes

MOTION: Joe Pollino moved to adopt the minutes from April 28, 2022.

VOTE: The motion passed unanimously.

4. Public Comments

Jonathan Thomas: My name is Jonathan Thomas and I live in unincorporated Union County. Obviously, the election did not go the way we hoped, but I am still here to support and promote the WUMA agenda. My whole dynamic has shifted but I do want to say if there is anything that you guys feel we need to bring to the publics attention and anything we need to get out there and push, please let me know; I will be your advocate. You can still make change without necessarily being in office.

5. Delegate and Municipality Reports

Stallings: Steve Ayers – This next coming weekend, we start year two of our farmers market, which was a really big success last year, so we are looking forward to kicking that off again. Just about every morning, several of our vendors sell out of their wares so hopefully it goes well again. The only big thing is, we are going through budget planning and it was actually pretty straight forward this year; set for the final vote. Right this minute, it's a real quiet time in Stallings.

Wesley Chapel: Amanda Fuller – Town is going to file for a grant, but the requirements are not in our favor (live on the eastern side of the state and serve overburdened or burdened population). We have a potential one-million-dollar high hazard dam remediation that we are going to have to pay for out of pocket so we're delaying the permanent bathroom structure at our park. We did get part of Highway 84 resurfaced; from Wesley Chapel Elementary up to almost town hall; lots of potholes. We are having an event at our park on June 4th. It's a car show for Semper Fi. It is a veteran's group, and the resignation fees will go to their organization. We will have our public hearing for our budget. Just finished a very controversial SUP application, the SUP process was quasi-judicial which people don't understand and as a result, we are actually updating our ordinances and removing a lot of the places where it requires a Special Use Permit because it has been so controversial. We are going to try to make it where you can talk more and get rid of SUP's where we can. We are trying to make it more clear in our ordinances, table of uses, and what's by right; we are making some changes.

Marvin: Joe Pollino – We just had our "Marvin Day" with a 5K, Fun Run and events going on at the park all day. They had to turn people away at the park because there were so many people for the Rafter's event; some people were upset but first come first serve. The person running the clay machine, ran out of clay for the kids that were doing pottery. Council members sponsored free pony rides; thanks Mr. Wortman, Kim and the council members. There was a car show, 187 cars showed up, but we did it in conjunction with supporting the band at Marvin Ridge High School; that was a great success. Concert was delayed two hours due to weather. Because of the weather, it forced people to go to our town hall to do tours given by Mr. Wortman. Gene Stowe who wrote the book "Inherit the Land", was there passing out a pamphlet and talking about the history of Marvin and promoting his book. A very nice landowner allowed us to use his field to shoot fireworks right behind the high school. I was able to go on WBTB live at the noon show and promote it and reminded everyone that we did this all without a taxpayer dollar; it was all donors. We raised over \$30,000 in a short amount of time; it was a great success. There were five hundred people in the stands for the spectacular fireworks display. The food trucks sold out of food. I couldn't have been happier for our staff because they were all moving into our new town hall plus all the other little things. They did a bang-up job with all of that; I am so proud of them for that. Vehicle tax is something Marvin has passed so there are going to be a lot of questions. The State allows you to charge up to \$30.00 per car which would add hundred and fifty thousand dollars to our budget. There are still going to be short falls in maintaining roads, which I said years ago, you can't maintain roads at five cents back then so we will have to be creative or possibility do a full bond to take over all the roads at one time. Half of the roads already belong to Marvin, but DOT is saying we need to be creative with paying for road maintenance.

When you sign an agreement with DOT, it's whenever they do it and then you are on the hook for 50% of overruns. It's not fair if your paying taxes and your roads are not included in the Marvin taxes. One of the things we are learning about the Heritage District is it requires a little bit higher density, but we are trying to create something special, where it's walkable to a farmer's market or whatever with control of the size of the buildings.

Mineral Springs: Rick Becker – Same good things to say about our staff and our board but we are really at a low point of activity which is good. The budget is around \$350,000 and ready to go. There is almost no change in our budget from last year because our estimated revenues are about the same. We weren't addressing any ARPA money in the budget, it's in the budget as something that we will be doing through project ordinances, that was already determined. The only recreational thing is movie night in conjunction with the county. It will be on August 12th, and the library is doing an event before the movie; we cancelled our festival a long time ago. Have you seen our downtown, it looks different? The falling down buildings on the corner are gone. Rebuilding has been delayed with Union County sewer hookup, so until the builder can obtain sewer hookup, the property has been finished graded and planting grass and will be maintained. It will just sit until he can get capacity; hoping to get something to Mineral Springs scale to add to what little commercial development that we have. I give our business owners a lot of credit, I give Ms. Brooks who is not here, working with people to get the permitting done and so that has been on going and has been very successful; we are making progress.

Weddington: Amanda Fuller – Weddington, I guess their big update is that they voted down Weddington Green with the Mayor breaking the tie.

6. Old Business

a. ETJ – Mr. Perryman called me and said that they are doing some work into looking into who has ETJ; Monroe, Marshville and another town. Marshville and the other towns were actually given their ETJ by the state not by the county commissioners. It was through the state legislature, so they were doing some research into the working and the contracting. Somebody said to Mr. Joyce that municipalities are children of the state, not children of the county. Mr. Perryman is going to talk a little bit more and hopefully have some more research to show us at the next meeting. I do remember hearing at some point that Monroe's ETJ might have been granted to them by the county. I thought that was interesting that two municipalities had it from the state, thought it had to come from the county. Ms. Fuller stated that's what Mr. Perryman wanted me to relay, I'm sure he'll bring more information to the next meeting.

7. New Business

a. Ethics Training *(Added at the Beginning of the Meeting)*

Joe Pollino – Ethic training, Stallings, Marvin and Mineral Springs all did the live webinar today. There was new stuff that came up and one was a new law saying that if you are an elected official, you can not work with non-profits. You couldn't be in a leadership position with them. (GS14-234.3 new law). Mr. Becker looked up the Coates Cannon Session 2021191 modifies governing board members duty to vote in recusal procedures specially section 14-234.3 prohibits public officials who also serve

as directors or officers of a governing board member for non-profits from participating in making or administering any contracts with those non-profits. When a governing board considers a contract with a non-profit including any award of money, board members involved with that non-profit must recuse themselves from any deliberation and record their recusal with the clerk. Statue applies to public officials defined as individuals that are elected or appointed to serve on a governing board of public subdivision of the state. There is some restriction but it's not like you can't work with them, but individuals are a lot more closely scrutinized and if you are an elected official and on the board of directors of (ex.) Turning Point, then there is going to be some restrictions if you are going to enter into a contract with them where you have to recuse yourself. (Christina's blog on Coates Cannon search for SP473)

b. Meeting Schedule for Summer with Possible Amendment *(Added at the Beginning of the Meeting)*

Amanda Fuller – Summer meetings, last summer we had a month off because we had vacations. Mr. Perryman had talked about cancelling this meeting, but I said the rest of us are going to be there. Mr. Ayers stated July in Stallings could be questionable. I may have a conflict with taking my son to college. Ms. Fuller stated July is a nice hot month to take off. Will everybody be able to make the June meeting which should be the 23rd. Do you want to cancel July and put you back on for August?

Mr. Pollino made a motion to cancel the scheduled WUMA meeting for July 28, 2022. Mr. Becker inquired if you want to add to your motion that be moved to the Stallings Town Hall on August 25th. The motion passed unanimously.

8. Delegate Comments

Wesley Chapel: Amanda Fuller – Wesley Chapel has paid cash for everything; town hall, town park, DOT round-a-about and there are some things we are on the hook for like sidewalks up and down Highway 84 when it is expanded or widened, 50% overages of the round-a-about at Potter Road and Potter and we are looking at dam expense that could cost a million dollars. Thank goodness we have a million dollars in the bank so if we do have to spend it, we do have it and at any point, DOT could come to us and say we need you to pay 25% of this, we would be able to have 25% of it. What are your thoughts on this? Mr. Becker stated, your tax rate is the lowest in Union County, people in Wesley Chapel pay very little in taxes.

Mineral Springs: Rick Becker – Mineral Springs stated the state requires two months operating budget, I think it should be a year minimum because our rate is so low, you could burn through it if something came up. People don't want to know the reality of it.

Stallings: Steve Ayer – Stallings bought the John Deere dealership property in town; it was quite expensive. We were able to do that because we had enough funds and people were complaining about that whole area of Potter/Pleasant Plains not looking like it's getting a lot of activity and reinvestment. Nobody is going to reinvest if we let another rental place come there for thirty years and in order to meet the needs of what you want, we had to take action. Everything is tied together, if you change this over here, it has a rippling affect across everything, but people do not want to see or hear that. People have become very simple

mindful and simple solutioned when it comes to certain things. It's difficult to explain sometimes that you may have things that happen when we do this, but this is what's really going to happen over here. Once you sit down with them and explain what will take place, they are very receptive to it. We had a few folks that were mad about that, but we sat down with them and went through it and explained it and most of them were okay with the decision.

Marvin: Joe Pollino – We've gone to a different form of government, we used to have a mayor and four council members. Now it's the town manager, basically running the show, hiring and firing where it leaves the town out of it. It was changed due every time an election cycle came around, people were worried about their jobs. Because of the issue with the counties approving pumps stations, we are having a meeting on June 6th at 2:30 p.m. to talk about permitting. It's with the county commissioners, couple of the managers specifically talking about these permits. It's open to all towns, it's an open meeting in Monroe on June 6th at 2:30 p.m. If anyone is interested in attending, let me or our manager know.

9. Adjournment

MOTION: Steve Ayers (Stallings) moved to adjourn the meeting at 5:11 p.m.

VOTE: The motion passed unanimously.