



**WESTERN UNION MUNICIPAL ALLIANCE
REGULAR MEETING
THURSDAY, OCTOBER 20, 2022 4:00 P.M.
WESLEY CHAPEL TOWN HALL
6490 WEDDINGTON ROAD
WESLEY CHAPEL, NC
MINUTES**

1. Open the Meeting and Determination of Quorum

Chairman Perryman called the meeting to order at 4:05 p.m.

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

Absent: Joe Pollino (Marvin Delegate), Mayor Horne (Weddington Mayor)

Staff: Cheryl Bennett, Clerk Village of Wesley Chapel

2. Adoption of the Agenda

Andy Wortman motioned to adopt the agenda; the motion was approved unanimously.

3. Approve September 22, 2022, Meeting Minutes

The minutes were tabled to the next meeting as they were not yet available.

4. Public Comments - None

5. Delegate and Municipality Reports

Stallings: The Stallings Fest is on Saturday from 11 am to 5 pm. The Pleasant Plains intersection contract should be let in Spring of 2023. One of their larger donut holes is coming in to be annexed; a senior community will be developed there. CRTPO wanted to widen Idlewild Road to six lanes, now it is proposed to swap the funds to widen Lawyers Road instead.

Marvin – they are getting a pump station for the Heritage District; it will affect the traffic circle and push back completion to the end of 2023. Next is the traffic circle at Bond Church Road. There is a trick or treat event at the park next week. Two components are needed for the AV system at town hall, and a few other details are on the punch list. A town hall meeting was held with encouraging complements.

Weddington – A four-hour workshop was held October 12, included was a presentation on the school bonds. Cambridge Properties gave a presentation for a mixed-use project at the corner of Rea and Providence Roads. The town is trying to get developers to do simple presentations to get a feel if the project has a shot or not. A check was sent for \$400,000 to DOT for a Forest Lawn and Potter Roads roundabout, completion is 5-7 years out. Concern is that the town would be on the hook for cost overruns; maybe we can get the local delegation to raise a flag in Raleigh so that there must be a dollar limit. They were approached by WCWAA to use some ARP funds for fields and recurring contributions. The land is leased from the Optimist Club. Lights are old, and they cannot get replacement bulbs and repairs, this would be a million-dollar project. They are looking for a public-private partnership, then twice a year the town could reserve fields for an event or rent the softball fields. Public engagement at council meetings lacked decorum, and they are going through some rules. The only place you can legally ask for someone to be removed is at town hall per the UCSO.

Wesley Chapel: Our Fall Bash is next Saturday from 3-6 pm. The first Chat with the Mayor is November 7th at town hall. We selected a firm for the dam remediation engineering. Hopefully, our Flock cameras will be installed at the park in the next few weeks; they are solar powered, do not need WIFI, and read license plates. We are reviewing the zoning ordinance for compliance with the Comprehensive Plan. We are having a challenge with code enforcement. Our National Night Out event was October 4th with good turnout and positive feedback.

Mineral Springs: We hired a separate lawyer for a code enforcement situation and got a signed confession of judgment executed to enforce collections. The tenants moved and the house is empty and now sold.

6. Old Business

a. Discussion of Presentation of ETJ Proposal to Board of County Commissioners

Jeff Perryman passed out the Marvin Resolution. Amanda Fuller reported that Wesley Chapel wants to wait until after the election and learn more about ETJ, and do not want to request it currently. We want to start with the transition zones process. Jeff Perryman hoped Wesley Chapel would support the other members' request. Steven Ayers stated Stallings does not foresee a concern and are not participating yet; Mineral Springs also are not yet participating. Jeff Perryman said the town attorney wrote a letter, and there will also be a legal ordinance asking for ETJ for a specific distance. He is working on the presentation, and will email it out, and welcomes feedback. He will explain how there is too much pressure from developers and ETJ would give peace of mind to residents. There already is ETJ in the County, and after going through the chain of command asking the County, they could take it to the State. He noted 25% of real and personal property tax comes from the WUMA communities.

7. New Business

The next meeting is November 17, 2022, in Marvin.

Jeff Perryman was pleased that Waxhaw participated in the last meeting and noted there was an unfortunate sequence of events at the end of the meeting. We are representing our towns, we are all individuals and may have concerns with others, but he did not want to see anything that jeopardizes the relationships. He asked for personal issues to be left outside the door.

8. Delegate Comments

Delegate Perryman noted they are continuing work on the Land Use Plan; RFP's have been issued. Weddington celebrates their 40th anniversary next year.

Vice Chair Fuller noted Wesley Chapel has their 25th anniversary next year.

9. Adjournment

The meeting was adjourned at approximately 5:21 pm.