



**WESTERN UNION MUNICIPAL ALLIANCE
REGULAR MEETING
THURSDAY, JANUARY 26, 2023, 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

Jeff Perryman (Weddington) called the meeting to order at 4:00 p.m. and determined a quorum was present.

Present: Jeff Perryman (Weddington), Steven Ayers (Stallings), David Boyce (Wesley Chapel), Rick Becker (Mineral Springs), Joe Pollino (Marvin).

Staff Present: Maurice J. Norman (Mineral Springs Deputy Town Clerk).

Guests: Wayne Deatherage (Councilman of Marvin), Richard Helms (County Commissioner), David Scholl (Mayor Pro Tem Stallings), Craig Horn (Mayor of Weddington), Bill Deter (Weddington Resident), Jonathan Thomas (Chairman of the Union County Planning Board).

2. Adoption of the Agenda

Mr. Perryman (Weddington) added "Land Donations" into 7b. for New Business.

MOTION: Mr. Pollino (Marvin) moved to adopt the agenda as amended with the addition of: "7b. Land Donations."

VOTE: The motion passed unanimously.

3. Approve November 17, 2022, Meeting Minutes

MOTION: No one moved to adopt the minutes from November 17th, 2022.

VOTE: No motion was made.

4. Public Comments

Mr. Perryman (Weddington) suggested all the guests introduce themselves.

The guests introduced themselves in the following order:

1. Richard Helms, Union County Commissioner
2. David Scholl, Major Pro Tem of Stallings
3. Craig Horn, Mayor of Weddington
4. Wayne Deatherage, Councilman of Marvin
5. Bill Deter, Weddington Resident
6. Jonathan Thomas, Chairman of the Union County Planning Board

Mr. Horn (Mayor of Weddington) announced:

1. A meeting of the Charlotte Regional Transportation Planning Organization (CRTPO) on February 14th at 6pm in the Monroe Town Hall.
2. He spoke with a division 10 Chief Engineer about the Providence Rd. project, confirming the likelihood of the road's expansion happening "not later than fiscal year 28 and quite likely in fiscal year 27."
3. Due to a major development in housing impacting the intersection of Newtown Rd. and Cuthbertson Rd., Cuthbertson Rd. is in the process of being re-defined as a "collector" and not just a "local filler" road. After re-classifying, there are plans to apply for federal funding to change the intersection into a roundabout.

5. Delegate and Municipality Reports

Steve Ayers (Stallings)

- In their meeting last week, they began to plan their retreat for the end of February. In their retreat, they anticipate discussing projects in their downtown area, working with NCDOT on Potter and Pleasant Plains, assessing healthy budgets lines with ARPA funds, and salaries.
- Mr. Ayers then discussed the impact of inflation and the current "bidding war" and increased pay-scales for police officers between Matthews and Stallings.
- Mr. Ayers briefly mentioned the current conversation between Union County and Mecklenburg County about the disputed border between parts of Stallings. In response to the desires of Union County resident, a resolution was passed on Monday to keep current boundaries.

Joe Pollino (Marvin)

- Mr. Pollino reported that they recently completed their retreat, which for the first time since 2013 occurred off-site in Old North State at a cheap, little, and off-season cottage.
- In their first work session earlier that day in the morning, they had their audit review, which affirmed the town's great financial health.
- In the future, the town will consider G.O. bonds (which can be "expensive to market") and additional Union County financial support for roads including "the widening of Providence" and/or a roundabout "at Bonds Grove and Waxhaw Marvin."
- Mr. Pollino spoke about Marvin owning only 50% of the roads, the flat tax-rate for all the citizens, and the consideration of raising taxes for the first time "in 16 years other than a one-cent increase two years ago to hire a full-time officer."

- In April, Marvin initiated their contract with Active Waste Solutions (Active) to run the town's garbage and recycling pickup.

Jeff Perryman (Weddington)

- In January, Weddington initiated their contract with Active to run the town's garbage and recycling (including glass) pick-up. In the service's first month, the town's clerk and Active received many complaints via phone calls about the amount of collected recycling. Active provided users with regular garbage, regular recycling bins, and glass recycling (half the size of the regulars) to be collected on alternative consecutive weeks. However, users did not fill up the glass recycling as fast as regular recycling or regular garbage. The town and Active will work towards a solution about scheduled pick-ups.
- Due to a re-negotiation of Stallings' waste solution contracts, Mr. Ayers (Stallings) asked about Active's prices in Weddington and Marvin. In Weddington, Active charges users about \$214 annually for garbage and recycling. In Marvin, Active charges users about \$248 annually for garbage, recycling, and a specialized "a la carte" of user services like glass, yard waste, and large items pick-up.
- In the past week, Weddington completed interviews and will select a candidate for the open spot on their planning board.
- The town hired a company to help execute the survey for an updated land use plan. The company will start by having "some meeting with the council members" and then conduct "public involvement meetings."
- In response to an increased workload, the Town Council decided in December to add extra work sessions in addition to their once-a-month regular scheduled meeting to their calendar.
- They will have a work retreat in the Spring and the Fall.
- They will conduct a budget review soon.
- In the previous council meeting, "a lady, a doctor" presented her purchase of a home in a neighborhood in Weddington to care for her mother suffering from early stages of dementia and "about five or six residents." She emphasized that it is not a long-term care or medical facility but there would be one eight-hour staff member to help administer food and medicine. The council will decide if the potential project violates HOA restrictions.
- The council passed a motion to make a change to the town charter to move us from a "mayor council" to a "manager council". There is a petition that is being worked on right now and if enough valid signatures are collected within the 30-day period, then it would go to a referendum on the November ballot.

David Boyce (Wesley Chapel)

- Wesley Chapel began one of the first steps in their comprehensive plan by identifying six historically mis-zoned properties, the possibility of re-zoning them as R-40 to OI or otherwise, and their current usage. Mr. Boyce (Wesley Chapel) detailed conversations occurring within their council about the goals of the comprehensive plan and the hopes to re-zone certain properties, which included elementary schools, commercial, and business properties.
- Next Monday, they'll host their first off-site volunteer appreciation dinner at the restaurant Saveeda's.

- On May 1, 2023, Wesley Chapel's Town Clerk Cheryl Bennett will retire. Her replacement will start on February 13, 2023.

Rick Becker (Mineral Springs)

- Once they receive full approval from their council, they want to conduct a small work retreat to brainstorm a capital improvement plan or "at least some capital improvement priorities."
- For the first time in 14 years, they've decided to begin large scale maintenance at the Town Hall including seal coating the parking lot, re-landscaping the park, painting the walls, and new floor coverings.
- With the small amount of ARPA money the town received under the "general use category," the town designated about \$57,000 of it to an after-school program. They have about \$220,000 plus their existing fund balance remaining for other capital needs, possibly sidewalks in the downtown area or renovating the "old school agriculture building" into a community center.
- The town continues to zone individual subdivision of lots and individual building permits. Vicky Brooks, the Zoning Administrator, wrote a zoning report and detailed the municipality's slow growth (about 1%).

6. Old Business

a. Discussion of ETJ Proposal:

In future work sessions, Mr. Perryman (Weddington) will continue consulting his council to figure out the exact needs, desires, and questions concerning the progress of the ETJ proposal.

b. Discussion of NCDOT Cost Overruns

Before Mr. Perryman (Weddington) begins discussing NCDOT Cost Overruns, Mr. Ayers (Stallings) asked about the previous discussion about supportiveness in the Weddington and Wesley Chapel Town Councils. Mr. Perryman (Weddington) assured Mr. Ayers (Stallings) that the Weddington Town Council will discuss all the details in their next work session. Mr. Boyce (Wesley Chapel) informed Mr. Ayer (Stallings) that Wesley Chapel will not be pursuing the ETJ.

Mr. Perryman (Weddington) began the discussion about NCDOT Cost Overruns with a narrative about the state's imposition of additional, mandatory costs on municipalities to continue capital projects. The state denies when municipalities ask to "receive the money, pay for it now in today's dollars, instead of FY28 dollars," and then being reimbursed.

After Mr. Perryman describes the issue in detail: municipalities must produce matching funds (20%, for example) to get on the books, and if it takes the state five years, for example, to start churning dirt, the municipality remains responsible for 50% or 100% (depending on the municipality) of the cost overruns. Richard Helms (County Commissioner) spoke about the proposal to protect municipalities from inflation and cost overruns in this year's legislative package from the North Carolina League of Municipalities in the General Assembly.

Mr. Perryman (Weddington) proposed inviting NCDOT representatives and county commissioners to the next meeting to discuss solutions to the issue.

Mr. Pollino (Marvin) shared an experience between NCDOT and Marvin regarding a still uncompleted roundabout requiring a \$300,000 contribution from Marvin. After years of radio silence, Marvin asked for the money back and was met with miscommunication.

Mr. Ayers (Stallings) added that a penalty clause cannot be included in a contract with NCDOT. His town manager hopes to find a way to include a faux-penalty clause in the future.

7. New Business

a. Discussion of County Water/Sewer Decision and the Impact on Development in Towns.

Mr. Helms (County Commissioner) discussed some significant changes on the commission and some of the activities that have taken place that will severely impact on the county. Back in the late summer, the county used the ARPA money and bought “Site B,” a total of 87 acres and a house, for \$4.6-5 million dollars. The county intended “Site B” to add capacity for Indian Trail, Stallings, and the Yadkin Basin. Site B would also free up ~5 million gallons in the West, which would also increase capabilities.

In the county’s last meeting, by a 3:2 vote, they possibly violated the ARPA funding by leasing “Site B” back to the previous owners for \$250 a month for 10 years.

The county has submitted for a reimbursement of the ARPA money but may not get approval. If denied reimbursement, Mr. Helms describes, the county may pay the difference out of utility funds, which will reduce capital for on-going maintenance and capital enhancements. Priority repairs, such as upgrading the eight-inch sewer line installed 30 years ago through Stalling into Indian Trail, may not happen.

Mr. Helms encourages constituents and representatives from all the municipalities to vote, come to Union County meetings, and voice their concerns.

The members of WUMA share their concerns and frustrations regarding the current situation.

Ultimately, they decided to invite Brian Matthews, the Assistant County Manager of Utilities, Hyong Yi, the Director of Utility, Union County Commissioners, representatives from the UNC School of Government, and representatives from each town including planners to continue discussing the issue during the next WUMA and county meetings.

b. Land Donations

Mr. Perryman (Weddington) invites Wayne Deatherage (Councilman of Marvin) to the podium.

Mr. Deatherage asked Mr. Perryman (Weddington) about Mr. Bissell's donation of "325 acres and 5-years of funding for maintenance" to three Charlotte Country Day campuses. Two third of the land lies in Weddington. The final third is unincorporated and borders 16th and Crane Road.

Mr. Deatherage hopes to work with Mr. Perryman to build a joint ("public-public") park in that school area. Mr. Perryman (Weddington) decided to propose the idea to his council in February. If Mr. Perryman's council agrees then they will address the idea again in WUMA's next meeting.

8. Delegate Comments

Steve Ayer (Stallings): No comments.

Joe Pollino (Marvin):

Mr. Pollino (Marvin) commented on Mr. Perryman's (Weddington) report about the house being renovated into a group home. He mentioned that Marvin recently passed an ordinance with the church and their building. The church recently left their building, and concerns arose when figuring out new uses for the church building. After deliberating, they decided to forbid "overnights." He hopes this decision can provide Mr. Perryman (Weddington) with some guidance during his deliberations.

Mr. Pollino also announced the 2nd year of Marvin Day on June 3rd.

Jeff Perryman (Weddington):

The next WUMA meeting will be on Thursday, February 23rd in Weddington at 4pm.

The next WUMA meeting after that will be Thursday, March 23rd in Stallings.

He advises his fellow delegates to ask their councils for any questions regarding the water/sewer capacity issue for the next WUMA meeting.

David Boyce (Wesley Chapel): No comments.

Rick Becker (Mineral Springs): No comments.

9. Adjournment

MOTION: Mr. Perryman (Weddington) moved to adjourn the meeting at 5:28 p.m.

VOTE: The motion passed unanimously.