



**WESTERN UNION MUNICIPAL ALLIANCE
REGULAR MEETING
THURSDAY, FEBRUARY 23, 2023, 4:00 P.M.
TOWN OF WEDDINGTON
1924 WEDDINGTON ROAD, WEDDINGTON, NC 28104
Minutes
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1) Open the Meeting and Determination of Quorum

Jeff Perryman called the meeting to order at 4:01 p.m.

A Quorum was determined with Chairman Jeff Perryman (Weddington), Vice Chair Amanda Fuller (Wesley Chapel), Alternate David Scholl (Stallings), Delegates Jerry Countryman (Mineral Springs), and Joe Pollino (Marvin) all present.

Staff: Weddington Town Administrator/Clerk Karen Dewey, Weddington Planner Robert Tefft

Visitors: Jill Jaynes, Andy Wortman, Wayne Deatherage, Jim Hill, David Boyce, Bill Laughlin, Jack Plyler, Rebecca Monteith, Jeremy Horton, Angel Martin, Jonathon Thomas, Tracy Stone, Bill Deter, Matt Webster, Karen Webster

From Union County: Brian Matthews, Union County Interim Manager; Commissioners Stony Rushing, Brian Helms, David Williams

2) Adoption of the Agenda

Joe Pollino asked to amend the agenda to add Annexation Discussion to New Business.

Motion: Mr. Pollino made a motion to adopt the agenda as amended.

Vote: The motion passed with a unanimous vote.

3) Approve January 26, 2023, Meeting Minutes

Motion: Mr. Countryman made a motion to approve the January 25, 2023, meeting minutes as presented.

Vote: The motion passed with a unanimous vote.

4) Public Comments

Weddington Resident Jack Plyler asked about availability of past minutes.

5) Delegate and Municipality Reports

Stallings: David Scholl is filling in for Steven Ayers.

Mineral Springs: Council is holding a planning session to spend ARPA money.

Weddington: The Council heard the audit report and the town is in excellent financial position. We have begun the process to review the Land Use Plan and will be involving different types of public engagement. In January the Council voted to amend the Town Charter to change to a Council-Manager form of government. The Council will be holding a work session on Tuesday the 28th and in the spring, Weddington will be celebrating the 40th anniversary of incorporation. Mr. Perryman attended the NCLM legislative dinner in Raleigh to meet some of the County delegates. In the roundtable discussions, they discussed water/sewer/roads/power grid infrastructure, stated budget and they emphasized education and bipartisanship.

Marvin: The Council approved a women's health center in the heritage district in the former town hall building owned by the church, and a comprehensive parks master plan to help with a PARTF grant application. The Village is in the midst of taking over road maintenance and are at about 50% and they are looking into a bond for roads, roundabouts, and parks.

Wesley Chapel: The Town Clerk/Finance Officer is retiring. We received the audit for the high hazard dam and got a temporary action plan from the state and will hopefully be able to apply for FEMA funds. This year is Wesley Chapel's 25th anniversary and there will be a celebration in the park on July 15th and we will be holding events throughout the year to celebrate. For those who have not heard, Cuthbertson Road has been reclassified, and is eligible for federal funding.

6) Old Business

a) Discussion/Update of Extra Territorial Jurisdiction

Mr. Perryman gave a recap of continuing discussions.

b) Continuation of Discussion of NCDOT Cost Overruns

Mr. Perryman explained that this discussion is about the problem of NCDOT projects and competing with Mecklenburg County for state funding and money running out costing municipalities a lot of money in covering the overruns.

c) Discussion of County Water/Sewer Decision and the impact on development in towns.

Mr. Brian Matthews, Interim County Manager discussed some of the changes the Board of County Commissioners made to the water and sewer funding. They made changes to revenue

stream and that has impact on planned projects. The Board asked staff for a laundry list of things for funding: projects that are being done, projects that are planned, and projects that staff wants to do. Staff is waiting for direction from Board on how they want the utility to grow or not. Board wants staff to report what the financial impact will be to increase 12 Mile Creek capacity to 9 million gallons (a 1.5-million-gallon increase. Based on current revenues, an expansion needs a raise in funds. Staff will be presenting ideas for funding at the March 6 BOCC meeting. The intention is to find a way to expand 12 Mile Creek capacity. There is not a plan for Crooked Creek. It is a separate sewer basin and a capacity issue is anticipated. Commissioners are concerned that when the plant is expanded, developers will consume the capacity. Residential projects consume more capacity than commercial. A possibility is an allocation agreement for capacity. Staff is looking into federal and state fund allocations for expansions and other revenue sources.

The delegates and Mr. Matthews continued discussion on sewer expansion, funding, and allocation.

County Commissioner Stony Rushing discussed the county land purchase: 82 acres purchased and leased back to the seller for less than 10-year period. He stated that the initial plan was to use the property and parcel for a public works building, but it would cost the county additional money to bring current structure up to ADA compliance and fire code. He stated renting back to the seller is cost effective as the county won't have to pay to maintain the property. As there is no discharge permit for a new water treatment facility for that site, there's no reason to start building a facility. The prior commissioners planned to lease the land back to the seller on a year to year basis. Mr. Rushing discussed the 33% 2019 rate increase that the current board cut in half. He stated that the board is looking at a way to make a fairer system so current rate payers aren't subsidizing high density growth.

County Commissioner David Williams discussed funding for capital projects and phasing, the legality of sewer capacity allocation, and general obligation bonds and revenue bonds.

Mr. Perryman thanked the commissioners and Mr. Matthews for their participation in the discussion with the delegates.

7) New Business

a) Discussion/Comments on Annexation

Mr. Pollino requested this item be added to the agenda. For donut holes in municipalities, there may be an option for the state to allow involuntary annexations. The municipality may annex the property, but the current property owner doesn't have to pay taxes until a change in property deed occurs.

8) Delegate Comments

Stallings: Thank you to all folks for coming out. We need Waxhaw as member and Indian trail. Stallings and Indian Trail share many concerns as well as borders.

Mineral Springs: This has been extremely enjoyable and informational. I am appreciative of the County Commissioners and the Interim Manager being here and I am grateful to be here as a fill-in.

Marvin: Thank you for being here and for taking time to speak to us. Thank you to Brian Matthews for the explanations. Thank you to the audience for being here. These discussions are good, it was time. June 3rd in Marvin Day.

Weddington: Thank you to Commissioners Helms and Williams. We appreciate you both taking the time to be here today. Thank you to Interim County Manager Matthews for his explanations and discussions. It shows you all care about what we are talking about.

Wesley Chapel: Thank you all for coming and good luck getting home on Providence or 84.

9) Adjournment

Motion: Mr. Pollino made a motion to adjourn the February 23, 2023 Western Union Municipal Alliance Meeting at 6:08 p.m.

Vote: The motion passed with a unanimous vote.