

**WESTERN UNION MUNICIPAL ALLIANCE
REGULAR MEETING
THURSDAY, JANUARY 28, 2021 4:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Open the Meeting and Determination of Quorum

Delegate Jeff Perryman called the meeting to order at 4:04 p.m.

Quorum was determined with Chair Jeff Perryman, Vice Chair Amanda Fuller, Delegates Joe Pollino, Rick Becker, and Steven Ayers all present.

Alternates David Boyce and Anne Pruitt (via Zoom) were present.

Staff Present: Weddington Town Clerk Karen Dewey, and Weddington Administrator Planner Lisa Thompson and County Transportation Planner Bjorn Hansen were both present via Zoom.

Union County Commissioners Richard Helms and Dennis Rape were present

2. Adoption of the Agenda

Chairman Perryman added item 7.d. Discussion of Proposed Union County Interlocal Agreement (water/sewer) to the agenda.

Motion: Delegate Becker made a motion to adopt the agenda as amended.

Vote: The motion passed with a unanimous vote.

3. Approve December 17, 2020 Meeting Minutes

Motion: Vice Chair Fuller made a motion to approve the December 17, 2020 minutes as presented

Vote: The motion passed with a unanimous vote.

4. Public Comments

No comments presented.

5. Delegate and Municipality Reports

Mineral Springs: Delegate Becker stated that Mineral Springs continues to meet remotely with the Council working with light agenda. They voted to adopt the resolution opposing the high-density rezoning at Billy Howey. He added that the town staff has questions about the interlocal sewer agreement from the county and it's that it was added to the agenda to get more information.

Marvin: Delegate Pollino reported that the Marvin Council adopted the resolution opposing the high-density at Billy Howey as well. They are planning the Council retreat for February 19th at Firethorne Country Club. He extended an invitation to County Commissioners Helms and Rape

and stated that Representatives David Willis and Todd Johnson will be there to share their goals and to get communication going at state level. The Marvin Council is looking at bonds to get work like roads and roundabouts done. They are installing a Frisbee Golf Course at Marvin Efrid Park.

Weddington: Chairman Perryman stated that Weddington will hold their Council retreat on February 26th at Rolling Hills Country Club. The Council just completed interviewing for 2 Planning Board seats. Weddington was very fortunate to have some highly qualified folks stepping up to volunteer to participate. They passed the Billy Howey resolution opposing the high-density development and park plans are moving along with the goal that there will be space to have events mid-summer/early fall, given that the pandemic eases up. Notice for the waste hauling contract discussion was sent out. Staff is narrowing the scope and working on an RFP.

Stallings: Delegate Ayers reported that Stallings did not pass the resolution opposing the Billy Howey high density development. After discussion, the Council believes that this should come from WUMA. Development in the area is picking up, including some high-density. There is push-back from the residents and there is some conflict between the old land use plan and the new land use plan. Stallings will be holding a retreat in late February and since they plan to discuss how to move forward through their priorities rather than restating goals.

Wesley Chapel: Vice Chair Fuller stated that the results of their survey will be presented in February. The Council approved Wesley Chapel's first conservation neighborhood with smaller lots, but the same density. A resolution opposing the Aventon apartments has been drafted to support the Village of Marvin. They continue to work on their comprehensive plan. She will be presenting the resolution opposing the Billy Howey development to the Board of County Commissioners on Monday.

6. Old Business

a. Update on Resolutions

Chairman Perryman responded to Stallings' concern regarding bringing resolutions through WUMA before the representatives take them to their respective municipalities. As it stands now, the originating town presents the resolution and the municipalities have the option to approve them or not. Stallings prefers that the resolution itself come through WUMA as the concern is that there isn't detail or history behind the resolution and no effective answer to residents why the councilmembers are supporting it

Delegate Becker stated that Mineral Springs writes their own resolutions after researching the project that is the subject of the resolution. This Billie Howey development is geographically far away from Stallings and probably won't have much effect there.

Chairman Perryman stated that it is in any Council's purview to adopt or reject any resolution. Not every member of WUMA needs to pass every resolution. He doesn't see need to change the process, except maybe provide more information on the resolutions that come through. The delegates are here to represent the Councils and exchange information on behalf of the towns, not to create things to send to the towns. s to send to our towns. The delegates agreed to not change the resolution process at this time.

b. Sphere of Influence Resolution

Chairman Perryman stated that this is in reference to the resolution passed in December. With the 2050 County Comprehensive plan being drafted, this is a starting point of trying to communicate to planners and the BOCC what the towns would like to see in the 2050 plan. The resolution was passed by all councils and a copy has been sent to the planners and the BOCC. Chairman Perryman and Vice Chair Fuller will be formally presenting the resolution to the BOCC. Commissioner Helms stated that it is better to present something like this to the Board in person. He announced a special meeting in March at the Agricultural Center that will give municipalities the opportunity to express their concerns. This will be an opportunity to continue open dialog between the towns and the county. There will be some focus on the wastewater situation as well.

Commissioner Rape briefly discussed the sewer capacity issues and the cooperation between the towns and the county. The high-density developments are putting a strain on sewer.

Vice Chair Fuller stated that residents are expressing concern with water and sewer capacity, but also schools and road conditions. High-density development impacts more than water and sewer.

The Delegates and Commissioners Helms and Rape briefly discussed sewer capacity and the effect of high-density developments on it.

7. New Business

a. Resolution on Aventon Rezoning

Chairman Perryman stated that he attended the virtual community meeting with over 150 participants. The density of this development will be about 16 units per acre. There will be an impact on schools and traffic density. This is not in harmony with zoning around the parcels and will have an effect on traffic and schools. The developer will make a summary of the questions and answers available. A draft resolution was given to the delegates.

The Aventon developer gave his name and contact information at the community meeting for any further question or more information: Rper_ra@AventonCompanies.com (919)451-2093.

b. Communication with County Planners

Chairman Perryman stated: the municipalities need to let the county planners know what they are looking for. He suggested to get a group together in each municipality to look at adjacent unincorporated areas/donut holes and, based on the surrounding zoning, what zoning should be there. Ultimately, the goal is to present that to the planners with the areas identified on the map with suggested zoning and hopefully be incorporated into the 2050 County Plan.

Delegate Becker will contact Bjorn Hansen or Lee Jensen for their input on how to approach asking the County for Sphere of Influence or ETJ on the unincorporated areas in the municipalities and what information they want from each municipality. Commissioner Helms said he would have planners available for communication with the WUMA delegates.

Delegate Pollino suggested having a county commissioner on WUMA to take information back to the county level.

WUMA will continue to offer an open invitation to the BOCC to attend the monthly meetings. The Commissioners announced a BOCC meeting on March 11 at the Agricultural Center and municipalities and residents are welcome. Commissioner Helms stated that any commissioner will come to any municipality meeting if invited.

c. Options for Resident Input

Councilmember Perryman suggested a comment box on the WUMA webpage offering the opportunity to give feedback and input to residents. Commissioner Rape suggested having comments submitted for review before being posted on the website.

Delegate Pollino stated that Marvin holds a coffee with Council for 1 hour 2 times a month. It allows an opportunity for residents to speak with officials in an open forum.

Alternate Pruitt will investigate what's possible to make a space dedicated for resident input on the WUMA webpage

d. Discussion of Proposed Union County Interlocal Agreement (water/sewer)

The delegates discussed the municipality reactions to the interlocal agreement sent by the county. It is a first draft and the goal is to get the county and municipalities discussing needs and solutions together.

Commissioner Helms stated that there is a need for an agreement to ensure all parties, now and in the future, know the expectations for responsibility.

Chairman Perryman stated that Weddington is very interested in working together with the county and municipal neighbors to get the future water and sewer needs met. Make sure to get info to county as requested.

All delegates are interested in working with county to find an agreement that works for all parties.

Commissioner Rape stated that he can arrange for Brian Matthews to answer questions at muni meetings.

8. Delegate Comments

Vice Chair Amanda Fuller: Thank you gentleman for being here. I'll see you Monday. I enjoy these meetings. I'm glad we finally started them.

Delegate Steve Ayers. We do appreciate you being here. We mentioned earlier about how this (association) had been attempted before and when this was first brought to Stallings, the conversation was about how that group didn't work out. But the majority of us said that it can never work out if we don't at least attend. It is best to be part of something than just write it off as a failure because it was the last time. This is a great thing for us to come together and communicate. Being the newbie of the group I have learned a lot just being here. I haven't given as much as you guys, but it's good.

Delegate Rick Becker: Thanks to Richard and Dennis, thanks to the group. Did everyone see the Union County Weekly article about this group. It's a good article. She's a good reporter. She got

the quotes right. The article said that we need to work with the county and not be at each other's throats and she didn't misquote me, I did say that! This has put us into a more collaborative perspective.

Delegate Joe Pollino: Gentleman, thank you for being here. These are the steps we need to take to open the doors. I encourage you all, in your retreats, to open your doors to the newly elected state officials David Willis and Todd Johnson. Get them early because they'll be busy. Thank you all for being here.

Chairman Jeff Perryman: Thank you gentleman for coming today. I know this group isn't that old, we're still learning our way around. But I see so many positive things that we've done so far and I am encouraged moving forward. The invitation to the commissioners is standing. I hope that once we get further down the calendar and the COVID mess is further in our rear view mirror we can get more people in the seats. I know I don't run these meetings like a parliamentarian, but the conversations we're having are the ones that need to be had as far as I'm concerned.

9. Adjournment

Next meeting will be on Thursday February 25 at 4:00 p.m. at Wesley Chapel Village Hall.

Motion: Chairman Jeff Perryman made a motion to adjourn the January 28, 2021 Western Union Municipal Alliance meeting at 5:39 p.m.

Vote: The motion passed with a unanimous vote.