



**WESTERN UNION MUNICIPAL ALLIANCE  
REGULAR MEETING  
THURSDAY OCTOBER 24, 2024 4:00 P.M.  
WEDDINGTON TOWN HALL  
1924 WEDDINGTON ROAD, WEDDINGTON NC 28104  
Minutes**

**1. Open the Meeting and Determination of Quorum**

Chairman Perryman called the meeting to order at 4:00 pm.

Quorum was determined with Chairman Jeff Perryman, Weddington; Delegates Steve Ayers, Stallings; Sue Wedra, Waxhaw; Rick Becker, Mineral Springs; Andy Wortman, Marvin; Deb Bledsoe, Wesley Chapel present.

Visitors Present: Joel Down, Wesley Chapel resident; Bill Deter, Weddington resident

**2. Adoption of the Agenda**

***Motion:*** Delegate Wortman made a motion to adopt the agenda as presented.  
***Vote:*** The motion passed with a unanimous vote.

**3. Approve Regular Meeting Minutes**

- a. June 27, 2024**
- b. September 26, 2024**

***Motion:*** Delegate Wedra made a motion to approve the June 27, 2024 and September 26, 2024 Regular Meeting Minutes as presented.  
***Vote:*** The motion passed with a unanimous vote.

**4. Public Comments**

None

**5. Delegate and Municipality Reports**

Delegate Bledsoe, Wesley Chapel: The Village is working on dam remediation. Hoping to qualify for FEMA funding. Deadline for application pushed to November- April 25 awarded. Tropical Storm

Debbie did substantially impact the dam. The Council disbanded the Parks and Rec Committee and the Communications Committee. Now the village has a combined Program and Events Committee. NCDOT Projects: U6247 – two rounds abouts one at Potter and Chambwood and one midway between Potter and Potter/NC 84. NCDOT is looking at funding. These projects are at an estimated \$9 million. Wesley Chapel will need a \$427,000 contribution. There are temporary lights at Potter and Potter and Potter and Chambwood and will be a temporary round about at New Town and Cuthbertson.

Delegate Wortman, Marvin: Waxhaw Marvin Road and Bonds Grove roundabout will cost Marvin \$800,000 and the county \$500,000. Village is dealing with greenway trail public pushback. Village was granted easement from HOA for a public trail connecting two private trails between neighborhoods. Received many Public records requests from residents. Residents don't want the trail connecting the two neighborhoods. Village tree lighting the first week in December. Received drainage study for park and now paving parking and other areas in the park and should be done before tree lighting.

Chairman Perryman, Weddington: The storm took out a tree and destroyed our porch. The town administrator delayed town hall opening that morning until 10 and the tree came down at 9:38. Estimated \$74,000 to fix. Clean up for tree lighting – start work on rebuilding the porch after. Discussions at council meetings around County tax revaluations: 40% increase average. Revals will be every 5 years. UCSO Contract will move forward in November to add two additional deputies for a total of 5 at an extra estimated \$200,000/year. That should provide 24-hour coverage in town. The Highgate subdivision had a home break-in Deputy Wrenn caught the perpetrator. The town has received a lot of development applications-there are about 12 applications in the queue. To give staff more time to get things done, council has adopted a policy to hear one presentation per meeting for the council and planning board and completed applications have to be submitted to staff 15 days prior to the planning board meeting. There has been discussion on social media about a moratorium. That is legally not allowed. Discussion around septic. Development is not being impacted by lack of sewer capacity; developments are using individual septic tanks. Council is working on UDO and LUP updates through the technical process. Takes time and any applications submitted will get grandfathered.

Delegate Becker, Mineral Springs: Submitting a sidewalk grant application. Smaller process than the roundabouts. Cost will be 433K local match 900K grant application. Slow process with Engineering, Right of Way and Construction. Match spreads out as each step in process takes place. Planning director has reported that the long-awaited project (The Depot) behind barber shop – on hold. Financing and stormwater issues. Hoping to adopt a revised stormwater ordinance.

Delegate Wedra, Waxhaw: Movie filmed in Waxhaw - The Roof Man with Channing Tatum. Approved a trails grant connecting Prescott village to NC 16. DA project for Helms Road extension approved a resolution for a 50% match. Maybe make that a truck route to keep trucks from going over the tracks. Town Hall ribbon cutting November 1<sup>st</sup>. Veterans Day 11<sup>th</sup> November 23 tree lighting December 8<sup>th</sup> parade. Yarborough project received plat approval.

Delegate Ayers, Stallings: P3 started. It will be an 18-month long project. Stalloween tomorrow night. Town purchased the old John Deere dealership and there is an interested party temporary/permanent with a secondary use as a brewery-2<sup>nd</sup> location. Will be a long process with financing. Will lease for now. Property was first bought for space to create/bring people downtown.

## 6. Old Business

## 7. New Business

### a. Discussion of County Manager Presentation at November Meeting

Discussion of meeting with County Manager Brian Matthews. November meeting is in Stallings. Mr. Ayers will check and confirm with Chairman to see if meeting can be set at a later time 6:30 or 7. Delegates discussed items to bring up with County Manager: sewer allocation/capacity, get a feel for the new BOCC, water, infrastructure, tree save program/tree canopy in Union County, a general “state of the county”, crime rate.

Delegates discussed inviting the Union County delegates to the NC General Assembly to come speak and answer questions after the new year.

Delegates discussed NCGA bills overriding municipal authority and the push by the developer lobby groups.

## 8. Delegate Comments

Stallings: Commented that Brandon Oaks Community over 20% as rental. Corporate groups taking over. HOA has to have teeth. Town has problem with concrete companies overfilling and leaving piles of concrete in the road. Working on cracking down on that. There have been several spills. It may be difficult to enforce, they are letting concrete companies know they will be cracking down on spills. Next year is Stallings’ 50<sup>th</sup> anniversary celebration.

Marvin – Making progress on village hall park. Good plan and moving toward phase one.

Wesley Chapel – clarification on tax reval- 40-60% increase in home valuation? Yes

Weddington – Appreciate everybody coming out. Time is our most valuable asset: “Time is the only currency you spend without knowing what your balance is”. Next meeting is in Stallings on November 21<sup>st</sup>, time TBD with Brian Matthews.

## 9. Adjournment

**Motion:** Delegate Ayers made a motion to adjourn the October 24, 2024 Regular Western Union Municipal Alliance Meeting at 5:14p.m.

**Vote:** The motion passed with a unanimous vote.