

**MINUTES OF TOWN COUNCIL MEETING
OF THE
TOWN OF STALLINGS, NORTH CAROLINA**

The Town Council of the Town of Stallings met for its regular meeting on October 15, 2024, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Pro Tempore David Scholl; Council Members Steven Ayers, Taylor-Rae Drake, Brad Richardson and Laurie Wojtowicz.

Those absent were: Mayor Wyatt Dunn; Council Member Graham Hall.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Kevin Parker, Town Engineer; Jessie Williams, Finance Officer; Nick Coffey, Parks and Recreation Senior Maintenance Technician; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Pro Tempore Scholl welcomed everyone to the meeting and Council Member Ayers delivered the invocation. Mayor Pro Tempore Scholl then led the Pledge of Allegiance and called the meeting to order.

Public Comments

No one was present who wished to give public comment.

1. Consent Agenda

A. Minutes from the following meetings:

(1) 09-09-2024

(2) 09-09-2024 – closed

(3) 09-23-2024

(4) 09-23-2024 – closed

B. Resolution Prohibiting Pornography per State Law

C. Police Shooting Settlement

D. Amended Budget Ordinance 6 – PD Shooting Settlement

Council Member Richardson made the motion to approve the Consent Agenda as presented. The motion received Council’s unanimous support after a second from Council Member Ayers. The *Resolution Prohibiting Pornography per State Law* and *Amended Budget Ordinance 6 – PD Shooting Settlement* are attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from Mayor

The Mayor was not present to give a report.

B. Report from Council Members/Town Committees

Council Members Wojtowicz and Ayers had no reports.

Council Member Scholl went to the NCLM meeting at the Charlotte Motor Speedway. He also emceed the CRC meeting and awards.

Council Member Richardson reported on the Stallings Economic Development Committee last meeting. The group discussed the leasing of the old tractor dealership that the Town now owns, the roads in the Union West Business Park, and a transit overlay planning presentation regarding the light rail. Mr. Richardson would also be attending the CRTPO meeting the following evening to vote on NCDOT managed lanes to ask the state to begin the proposals for that project.

Council Member Drake arrived at 7:09 p.m.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following items:

- The Town had collected many items from the community for Western North Carolina.
- The September Budget Line Items Transfer List was presented to the Council. It is attached to these minutes and therefore now incorporated herein.
- A settlement had been reached with 3730 Birchdale Court of \$6001 payable over a 24-month period.

3. Agenda Approval

Council Member Scholl requested to add Charge Union County Tax Administrator to collected 2024-2025 Taxes as 5.A. Council Member Richardson made the motion to approve the Agenda with the addition above. The motion was seconded by Council Ayers and passed unanimously.

4. Union County Public Schools Bonds Presentation

Union County School Board Members Gary Sides and Jay Parker were present to review the School Bonds which would be on the November 5, 2024 Ballot. The Bond Projects totaled 39,421,448 and would allow for:

- East Union Middle – Replacement School Project: \$27,567,447
- Parkwood High School – Pre-Construction Project: \$10,705,804

This presentation is attached to these minutes and therefore incorporated herein.

Mr. Sides also shared that he would be sworn in as a Union County Commissioner.

5. Union County 2025 Reappraisal Presentation

Union County Tax Administrator Vann Harrell was present to review the 2025 Reappraisal process and timeline with the effective date of January 1, 2025. Property appeals would be due by May 2025.

This presentation is attached to these minutes and therefore incorporated herein.

5.A. Charge Union County Tax Administrator to collect 2024-2025 Taxes

Council Member Richardson made the motion to charge the Union County Tax Administrator to collect 2024-2025 Taxes. The motion was seconded by Council Member Wojtowicz to which the Council approved unanimously. The 2024-2025 Union County Order of Collection is attached to these minutes and therefore incorporated herein.

6. Union County Cresswind Development

Planning Director Max Hsiang explained that Union County Planning had contacted the Town to solicit the Council's formal position on the Cresswind development before scheduling a community meeting. The proposed development of 727 single-family, 55+ detached homes on parcels 08312014, 08309016, and 08282009A, with a total gross acreage of 389.25 acres was located approximately 0.25 miles north of Stallings.

Staff has identified the following concerns with the development:

1. Community Impact

- Annexation: Does Stallings seek to annex the northern unincorporated Union County properties into Stallings to increase the tax base and avoid future development limitations?
- Police Services: Ensure adequate secondary police services for the community.
- Traffic: Address potential traffic increases on Lawyers Road.
- Community Involvement: Invite Stallings residents and notify HOAs on Lawyers Road and the Town Council.

2. Development Planning

- Site Access: Consider the impact of no access from Rock Hill Church Road. Provide a street stub towards Rock Hill Church Road.
- Stormwater Management: Address concerns about floodplain proximity to homes and potential flooding.
- Parking: Plan for adequate parking, including parallel parking on main roads or additional parking areas.
- Open Space: Ensure sufficient usable open space for residents.
- Amenities: Include secondary amenity areas and usable spaces.
- Walking Trails: Consider a walking trail along the floodplain.

3. Development Concerns

- Sewer Facility: Address concerns with the long-term impacts of a private sewer facility.
- Information and Transparency: Request a detailed list of conditions from the conditional zoning and a formal analysis of the impact on services.
- Gated Community: Inquire about the status of the proposed development as a gated community.

Council saw several negatives based on the information provided and was not supportive of the project but could not make a formal position due to the lack of information.

7. Waste Connections Contract Extension Option

Assistant Town Manager Nichols explained the Town's solid waste collection contract with Waste Connections was complete June 30, 2025. However, per the Town's amended contract, the Town had the right to execute a two-year extension allowing the contract to continue through June 30, 2027. Staff met with Waste Connections in late September and was able to secure the same terms (no changes) for the optional contact extension for the term of July 1, 2025 through June 30, 2027.

Staff recommended the Council exercise its right to execute the two-year contract extension with Waste Connections for the term July 1, 2025 through June 30, 2027 in addition to continued discussions with Waste Connections to develop a contract amendment allowing for a continued partnership.

Council Member Ayers made the motion to execute the two-year contract extension with Waste Connections for the term July 1, 2025 through June 30, 2027. Council Member Drake seconded the motion to with Council approved unanimously. Council also held consensus to have continued discussions with Waste Connections for a possible contract amendment allowing for a continued partnership.

8. Concrete Spills on Stallings Roads (Ayers)

Council Member Ayers explained he had noticed concrete spills on some roads in the Town and would like to hold the concrete companies accountable.

Council Member Ayers made the motion to direct staff to send a letter to local concrete companies to inform them about the spills and that the Town would hold companies who spill accountable for the spills and clean up. The motion was passed unanimously by Council after a second from Council Member Richardson.

9. Closed Session Pursuant to NCGS 143-318.11(a)(3)

Council Member Richardson made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) and invite Engineering Director Kevin Parker into the session. The motion received Council's unanimous support after a second from Council Member Scholl.

Council recessed into closed session at 8:19 p.m. and reconvened into open session at 8:49 p.m.

10. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Drake, and the motion received unanimous support. The meeting was adjourned at 8:50 p.m.

Approved on November 12, 2024.

s/Wyatt Dunn

Wyatt Dunn, Mayor

s/Erinn Nichols

Erinn E. Nichols, Town Clerk

Approved as to form:

s/Cox Law Firm, PLLC

Cox Law Firm, PLLC