

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

The Town Council of the Town of Stallings met for a meeting on May 10, 2021, at 7:00 p.m. via Zoom, a virtual electronic platform, due to the North Carolina declared state of emergency because of COVID-19. Public could access the meeting via phone (1-646-558-8656), web link (<https://zoom.us/j/93307339430?pwd=VGdTQVpjTkJ3UWQwcUYvcmlxMUZUZz09>) or the Zoom app (Meeting ID: 933 0733 9430; Password: 114634).

Those present and visible on camera were: Mayor Wyatt Dunn; Mayor Pro Tempore Lynda Paxton; Council Members Steven Ayers, Heather Grooms, John Martin, Brad Richardson, and David Scholl.

Those absent were: Council Member David Scholl.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Melanie Cox, Town Attorney; Lynne Hair, Town Planner; Marsha Gross, Finance Officer; Ashley Platts, Parks and Recreation Director; Brian Price, Public Works Director; Karen Williams, Human Resources Director; and Dennis Franks, Police Chief.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and gave the invocation. Council Member Ayers then led the Pledge of Allegiance and Mayor Dunn called the meeting to order.

Public Comments

There was no one joining the meeting who wished to give public comments.

1. Consent Agenda Items

- A. Minutes from the following meetings:
 - (1) 03-08-2021
 - (2) 03-22-2021
- B. Proclamation Honoring Emergency Management System Personnel
- C. National Police Week Proclamation
- D. Epcon Settlement Agreement
- E. Exeter Settlement Agreement
- F. TX21.03.01 - Fences
- G. Statement of Consistency and Reasonableness for TX21.03.01
- H. TX21.03.02 – Flood Plains
- I. Statement of Consistency and Reasonableness for TX21.03.02

- J. TX21.03.03 – Open Space
- K. Statement of Consistency and Reasonableness for TX21.03.03
- L. Resolution Opposing HB 291
- M. Resolution Opposing HB 496

Council Member Richardson read Proclamation Honoring Emergency Management System Personnel into the record. Council Member Martin read the National Police Week Proclamation into the record. Council Member Martin made the motion to approve the Consent Agenda as presented. The motion received Council’s unanimous support after a second from Council Member Ayers.

Consent Agenda Items 1.B., 1.C., 1.F. – 1.M. are attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from the Mayor

Mayor Dunn reported that he had been in continued contact with Rep. Dean Arp regarding the Hotel Tax and hoped that Rep. Arp would continue to advocate for the tax for Stallings. Rep. Arp would also be addressing voter fraud.

B. Reports from Council Members/Town Committees

Mayor Dunn reported that he was in conversation with Rep. Arp regarding Potter/Pleasant Plains Intersection and hoped to obtain some funds for that project. Rep. Arp also reported that the Hotel Tax had passed the House Committee and would go to the full House.

Council Members Martin, Scholl, Paxton, Grooms and Richardson had no reports.

Council Member Ayers informed the Council that he had followed up with citizens and conversations went well.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- Silver Line Light Rail – The line was moving forward with the 15% design phase and that further discussion was needed for financial contributions from local governments and Union County.
- 1/4 Quarter Cents Sales Tax for Transportation Improvements – Union County Commissioners would vote on this item June 7.
- American Recovery Act Funds – Eligible expenses guidelines was received and more restrictive than first presumes.
- Downtown Streetscape – The Staff was waiting to hear back from NCDOT about preliminary designs.

- Potter/Pleasant Plains Intersection Update – Council held consensus to make the Town Manager’s update available on the Town’s website and social media.
- Farmers Market – A lot of good feedback was being received.
- Bypass Landscaping – NCDOT was asking the Town to maintain the landscaping installed by NCDOT.
- Committee Appointments – Asst. Town Manager Nichols proposed advertising board and committee vacancies on the Town’s website and social media. Council held consensus to have the Boards and Committees to begin meeting again in July, waving the attendance requirement for application consideration to new appointees.
- Police Chief Franks thanked the Council for its support. Asst. Chief Flynn would also be playing tabs as a tribute to another county’s fallen officers.
- Parks and Recreation Director Platts reported that the Farmer’s Market had been a success with multiple vendors selling out each Saturday and music would be launching every third Saturday beginning in June.

3. Agenda Approval

Council Member Scholl made the motion to approve the Agenda as presented. The motion was seconded by Council Member Richardson and passed unanimously by Council.

4. CZ20.07.02 – Shirley White Trustees

Mayor Dunn open the public hearing. Town Planner Hair presented the Council information on CZ20.07.02 – Shirley White Trustees, a request to amend the original CZ20.07.02, 65-unit Townhome project, in order to change the proposed elevations. Ms. Hair’s presentation to Council is attached to these minutes and therefore incorporated herein. Planning Board recommended approval of this request.

Fred Matrulli, Pulte Homes, showed the Council the new renditions of the proposed elevations with hardy board siding and brick or stone. The site would have 39 units.

Erin Green, Climbing Rose Lane, was concerned about traffic and cars with the development and Union Day. She would like to know how the traffic would be controlled.

Michael Welton, Climbing Rose Lane, requested to see the proposed elevations and wanted clarification on the rear buffers.

Mayor Dunn closed the public hearing. The Council would vote on this item on Monday, May 24 at its regular meeting.

5. DA19.11.03 - Stallings Farms

The Mayor noted that the public hearing on this item was held on April 26, 2021. Town Planner Hair presented the Council reminder information on Stallings Farms, a 222-lot walkable neighborhood

at the corner of Stallings and Stevens Mill Road. The property was 83.12 acres in which 19.4 acres would be dedicated to the Town for parks and greenway development.

Council Member Paxton requested to be recused due to a financial issue. Council Member Martin made the motion to recused Council Member Paxton which was seconded by Council Member Scholl. The motion received unanimous support by Council.

Council Member Richardson made the motion to approve DA19.11.03 – Stallings Farms. The motion was seconded by Council Member Scholl and passed unanimously. The Ordinance adopting DA19.11.03 – Stallings is attached to these minutes and therefore incorporated herein.

6. DFI - Proposal to Provide Phase 1 Downtown District Feasibility Assessment Services
(Recessed from 04-12)

The Council held consensus to recess this item until further budget clarification could be obtained on this item.

7. Crime Scene Technician Position Reclassification

Chief Franks explained he would like to reclassify the civilian crime scene technician to a sworn, detective who would also be a crime scene technician which would also allow for a part-time, evening desk/records clerk which no additional funds needed.

Council Member Paxton made the motion to approve the Crime Scene Technician Position Reclassification. The motion received Council’s unanimous support after a second from Council Member Scholl.

8. Adjournment

Council Member Paxton moved to adjourn the meeting, seconded by Council Member Martin, and the motion received unanimous support. The meeting was adjourned at approximately 8:54 p.m.

Approved on August 9, 2021.

s/Wyatt Dunn

Wyatt Dunn, Mayor

Approved as to form:

s/Cox Law Firm, PLLC

Cox Law Firm, PLLC

s/Erinn Nichols

Erinn E. Nichols, Town Clerk