

**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 April 24, 2023, 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, Heather Grooms and Brad Richardson.

Those absent were: Mayor Wyatt Dunn; Council Members Taylor-Rae Drake and Graham Hall.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Patrick Blaszyk, Planning Technician; Kevin Parker, Engineering Director; Jamie Privuznuk, Finance Officer; Eunice Donnelly, Parks and Recreation Director and Karen Reid, Human Resources Director.

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 to give public comment.

Mayor Pro Tempore Scholl congratulated Council Member Hall on the birth of his new child.

1. Approval of Consent Agenda Items

- A. FY2022-2023 Audit Contract
- B. ARPA – Amended Project Grant Ordinance for 3rd Quarter
- C. Wright v. Stallings et al. Settlement Agreement

Council Member Richardson made the motion to approve the Consent Agenda Items with the above noted change. The motion was seconded by Council Member Ayers which passed unanimously by Council. The ARPA – Amended Project Grant Ordinance for 3rd Quarter is attached to these minutes and therefore incorporated herein.

2. Agenda Approval

Council Member Richardson made a motion to approve the Agenda as presented. The motion was passed unanimously by the Council after a second from Council Member Grooms.

3. TX23.03.01

Mayor Pro Tempore Scholl opened the public hearing. Town Planner Hsiang explained this was a request to amend Article 9.8-3 (B) (1.) (e.) to allow for trailers and portable offices for the housing of on-site staff management if the trailers were at least 50' from the property lines and the lot was at least five acres or greater in size. The Planning Board recommend approval and suggested recommendations. The Staff Report on this item is attached to these minutes and therefore incorporated herein.

Walter Field was present on behalf of his client, Catalyst Properties, specializing in supply change logistics. The applicant would like an onsite office.

No one was present to comment as a part of the public hearing. Mayor Pro Tem Scholl closed the public hearing. Council Member Richardson made the motion to approve TX23.03.01 as follows:

9.8-3 (B) (1.)

e.) Trailers (mobile and/or manufactured units) may only be used as permanent highway buildings if the property is five acres or more. Trailers and portable offices may only include an on-site management office to house staff for the management and operation of the site under the following conditions:

- (1.) Located at least 50' from the front property line.*
- (2.) Completely behind a primary structure.*
- (3.) Only one such on-site management office trailer is allowed.*

Council Member Ayers seconded the motion to which the Council approved unanimously.

Council Member Richardson made a motion to approve the Statement of Consistency and Reasonableness for TX23.03.01 and read it into the record. The motion was approved unanimously after a second from Council Member Grooms. The Statement of Consistency and Reasonableness for TX23.03.01 is attached to these minutes and therefore incorporated herein.

4. TX23.02.01

Deferred from 04-11-2023

Planning Technician Blaszyk informed the Council that staff was withdrawing the request in order to further consider the changes to the text amendment.

5. Grant Policy Amendment

Town Manager Sewell reminded the Council that this item was deferred from the 04-11-2023 Council meeting. Council Member Ayers had concerns with the bullet which stated: *The Town will not be required to otherwise commit resources or maintain any services after the end of the grant period.* Mr. Ayers requested that bullet be eliminated.

Council held discussion on the bullet. Council Member Richardson made the motion to add "*in excess of \$20,000 annually.*" at the end of the bullet in question. The motion was passed unanimously by Council after a second from Council Member Grooms. The complete amended Grant Policy Amendment is attached to these minutes and therefore incorporated herein.

6. 2023-2024 Budget

Council did not have any additional discussion on the 2023-2024 Budget.

7. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Grooms, and the motion received unanimous support. The meeting was adjourned at 7:34 p.m.

Approved on May 8, 2023.

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