

**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 14, 2025, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore David Scholl; Council Members Steven Ayers, Graham Hall, Brad Richardson; and Laurie Wojtowicz.

Those absent were: Council Members Taylor-Rae Drake.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Police Chief Dennis Franks; Max Hsiang, Planning Director; Nick Coffey, Parks and Recreation Senior Maintenance Technician; Kevin Parker, Engineering Director; Jessie Williams, Finance Officer; Mary McCall, Finance Technician; and Karen Reid, Human Resources Director.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

Shannon Smith, wanted to be a public hearing about Community Park, and stated that the lights and noise from the Industrial Park were still horrible. She stated that the ceilings were falling in and homeowners' insurance would not pay for it. Ms. Smith stated that the berm had not been replaced, and the residents could not see to pull out of the neighborhood. She said that something had to be done to fix all the issues as the residents could not continue to live like that.

Dawn Whitlock, 401 Short Street, agreed with the previous speaker and wanted the concrete plant to stop the banging at 3 a.m. She stated her ceiling had a crack from the machine vibrating the house. Ms. Whitlock stated she understood that the zoning allowed for those businesses, but Council would not want it by their house. She stated that the entrance was very dangerous and wanted a crosswalk to get to the park, a mirror to see oncoming traffic and a sign that said, "Do not block intersection."

Marion Hamilton stated he had his ceiling fall in and had repaired it. He also felt a crosswalk was needed from the neighborhood to the park.

1. Consent Agenda

A. Minutes from the following meetings:

(1) 03-10-2025 – special

(2) 03-10-2025

(3) 03-24-2025

B. Cabarrus Stanly Union Regional Hazard Mitigation Plan

- C. Amended Budget Ordinance 17 – Epcon/Chestnut median removal
- D. Annual Audit Contract – Potter and Co.
- E. Annexation 58 – Mill Creek – Resolution to (re)Set the Public Hearing Date

Council Member Richardson made the motion to approve the Consent Agenda as presented. The motion was passed unanimously by Council after a second by Council Member Ayers. *Amended Budget Ordinance 17 – Epcon/Chestnut median removal* and *Annexation 58 – Mill Creek – Resolution to (re)Set the Public Hearing Date* is attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from Mayor

Mayor Dunn had no report.

B. Report from Council Members/Town Committees

Council Member Richardson had no report.

Council Member Ayers reported that Union County would be coming to the Town for assistance in funding a “meals on wheels” type program which was losing its funding but served many Stallings residents. He also reported that WUMA had a good meeting with Union County Manager

Council Members Wojtowicz and Hall had no reports.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- Council had received the March 2025 Budget Line Item Transfer List. The March 2025 Budget Line Item Transfer List is attached to these minutes and therefore incorporated herein.
- Max Hsiang, Planning Director, reminded the Council that it had received dates and timelines for upcoming conditional zoning subcommittee meetings.
- Nick Coffey, Parks and Recreation Senior Maintenance Technician, reported that Area 50 would be held in Stallings Municipal Park on Saturday from noon to 4 p.m.

3. Agenda Approval

Mayor Dunn requested moving Agenda Item 5, *Private Wastewater (Dunn)*, to Agenda Item 3.A.

Council Member Richardson made the motion to approve the Agenda with the change above. The motion was seconded by Council Ayers and passed unanimously.

3.A. Private Wastewater (Dunn)

Original Agenda Item 5

Kevin Pressley and Tom Bartlet presented information on Aqua Tech System that can be found at www.Communitysewer.com highlighting that that system was a treatment plant, not a sewer or package plant.

4. Community Park

A. Industrial Park

Planning Director Max Hsiang reviewed the memo outlining the complaints from Community Park residents about the Industrial Park as well as any violations of the businesses in the Industrial Park. That memo is attached to these minutes and therefore incorporated herein.

B. Community Park Entrance/Exit

Engineering Director Kevin Parker reviewed the memo outlining the traffic challenges when exiting Community Park Drive onto Stallings Road and the mitigation options. That memo is attached to these minutes and therefore incorporated herein.

Town Manager Sewell suggested the Council send a letter to NCDOT requesting traffic mitigations strategies for exiting Community Park.

Council held consensus for Staff to bring back and for sidewalk connecting Community Park via Shirley Drive into the Town Hall Parking Lot for the community's safer crossing of Stallings Road to access Stallings Municipal Park.

5. Private Wastewater (Dunn)

This item was moved to Agenda Item 3.A.

6. Sanitary Sewer Update

Engineering Director Kevin Parker reviewed with Council an update on sanitary sewer option. This update is attached to these minutes and therefore incorporated herein.

Mayor Pro Tem Scholl arrived at 8:20 p.m.

7. Courtyards at Chestnut Roads

Associate Engineer Justin Rusell explained that EPCON had requested that the Town of Stallings accept the right-of-way designated as public right-of-way (R/W) in the approved Courtyards at Chestnut subdivision Construction Documents. The proposed public R/W and associated public improvements were shown on the Construction Plans for the Courtyards at Chestnut subdivision that were approved by the Town of Stallings. The public improvements within the R/W consisted of streets, street lighting, sidewalks, and drainage infrastructure.

Council Member Richardson made the motion to accept the 0.18 miles of R/W designated as public right-of-way (R/W) in the approved Courtyards at Chestnut Subdivision Construction Documents and corresponding maintenance of the public improvements within the R/W consisting of streets, street lighting, sidewalks, and drainage infrastructure. The motion was passed unanimously after a second by Council Member Wojtowicz.

8. Administrative Pay Study

David Hill, Piedmont Triad Regional Council, presented the Council with the Administrative Pay Study results. This information is attached to these minutes and therefore incorporated herein.

A. Employee

(1) Salaries

a. Amended Budget Ordinance 18 – Salary Study Implementation

Council Member Richardson made the motion to approve the implementation of the Salary Study for the employees' salaries to which Council Member Wojtowicz seconded. The Council unanimously approved the motion.

Council Member Richardson then made the motion to approve *Amended Budget Ordinance 18 – Salary Study Implementation*. The motion was seconded by Council Member Ayers and approved unanimously by Council. *Amended Budget Ordinance 18 – Salary Study Implementation* is attached to these minutes and therefore incorporated herein.

(2) Group Life Insurance

(3) Holiday Pay Balance

(4) Vacation Time Accrual based on prior government service

Council Member Richardson made the motion to approve the pay study items of group life insurance, holiday pay balance, and vacation time accrual based on prior government experience. The motion was seconded by Council Member Wojtowicz and passed unanimously by Council.

B. Council Salaries

(1) Amended Budget Ordinance 19 – Council Salaries

Karen Reid, Human Resources Director, gave Council information on the results of the Pay Study in regards to the Council's salaries. This memo is attached to these minutes and therefore incorporated herein.

Council held consensus to discuss Council Salaries during budget discussions.

C. Parental Leave Policy

Council Member Ayers made the motion to approve the Parental Leave Policy which was seconded by Council Member Richardson. The motion was passed unanimously by Council.

9. Police Body Cameras Contract

Police Chief Dennis Franks explained Staff was requesting the Council allow the Stallings Police to renew the Axon Body Worn Camera (BWC) and In-Car Camera contracts. Stallings Police personnel were able to negotiate a better contract price, that if signed, to become effective July 1, 2025m would save \$35,313 over the life of the renewed contracts or \$7000 a year.

Council Member Richardson made the motion to authorize the Police Department to renew its BWC and In-Car camera contracts. The motion was passed unanimously by Council after a second from Council Member Wojtowicz.

10. Government Center Use for Election Day Polling Location

Assistant Town Manager Erinn Nichols explained that the Union County Board of Election (BOE) had requested use of the Government Center Lobby as a polling day location. Using the space was a three-day process which the BOE would manage and staff. Town Hall and Stallings Municipal Park parking lots would be used with the Stallings Police helping to facilitate crossing Stallings Road.

Council Member Richardson made a motion to authorize the use of Stallings Government Center Lobby as polling location for the Union County Board of Elections. Council Member Ayers seconded the motion to which the Council approved unanimously.

11. Council Seat Terms (Richardson)

Council Member Richardson explained that in any given election year there were five seats (Mayor and four Council seats) up for re-election and then only two Council seats in the next election

cycle. He proposed that one of the Council seats be moved to the election cycle that had only two Council seats on the ballot in order to make the seats more balanced in any given election.

Town Attorney Cox explained this type of change would require a Charter change and outlined the process for doing so.

Council Member Richardson made the motion to have staff create a timeline/process for a Charter change to accomplish this idea. The motion was seconded by Council Member Wojtowicz and passed unanimously by Council.

12. All Committees Budget Meeting

Town Manager Sewell explained that during Council's Annual Retreat, it had identified having a meeting of all the Stallings Committees so that members could hear from information about the budget. Staff proposed May 19 to hold that meeting.

Council Member Scholl made the motion to schedule an All Committees Meeting with the Council for budget information on Monday, May 19 at 7 p.m. Council unanimously approved the motion after a second from Council Member Hall.

13. Vape/Smoke Shops and Dispensaries in Restricted Usages (Ayers)

Council Member Ayers explained that he wished to restrict Vape/Smoke Shops and Dispensaries in certain areas. Council Member Richardson made the motion to direct Staff to research this item and bring back information to Council on how to make those shops restricted uses. The motion received Council's unanimous support after a second from Council Member Ayers.

14. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 9:24 p.m.

Approved on May 12, 2025.

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