



June 12, 2023
 Stallings Government Center
 321 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

Town Council Agenda

	Time	Item	Presenter	Action Requested/Next Step
	7:00 p.m.	Invocation Pledge of Allegiance Call the Meeting to Order	Wyatt Dunn, Mayor	NA
	7:05 p.m.	Public Comment	Wyatt Dunn, Mayor	NA
	7:10 p.m.	Eagle Scout Project Presentation <i>Eagle Scout Candidate Dan Mitchell - Troop 144</i>	Eunice Donnelly, Parks & Rec. Dir.	
1.	7:15 p.m.	Consent Agenda A. Minutes from the following meetings: (1) 05-08-2023 – special (2) 05-08-2023 (3) 05-08-2023 – closed (4) 05-15-2023 – special (5) 05-22-2023 (6) 05-22-2023 – special B. Potter/Pleasant Plains Intersection Project Ordinance Amendment C. ABO 21 – Union County Public School SRO Grant D. Monroe-Union County Economic Development Commission Memorandum Of Understanding (MOU) for economic development services E. NCDOT Interlocal Agreement for Atrium/Stallings Rd/Bypass Roundabout Landscaping	Wyatt Dunn, Mayor	Approve Consent Agenda
2.	7:17 p.m.	Reports A. Report from Mayor B. Report from Council Members/Town Committees C. Report from Town Manager/Town Departments	Council and Staff	NA
3.	7:45 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve Agenda

4.	7:47 p.m.	2023-2024 Budget Public Hearing A. Open the Public Hearing B. Public Comments C. Close Public Hearing	Wyatt Dunn, Mayor	Hold public hearing
5.	8:00 p.m.	Storm Water Fee(s) for Apartments	Kevin Parker, Engineering Dir.	Discussion and possible action
6.	8:10 p.m.	2023-2024 Town Manager Budget Message and Budget Ordinance	Alex Sewell, Town Manager	Adopt ordinance
7.	8:25 p.m.	325 Stallings Road Possible Commercial Renovations	Kevin Parker, Engineering Dir.	Discussion and possible action
8.	8:35 p.m.	Sewer Resolutions Passed by Other Jurisdictions (Ayers)	Steven Ayers, Council Member	Discussion and possible action
9.	8:45 p.m.	Closed Session Pursuant to NCGS 143-318.11(a)(6)	Wyatt Dunn, Mayor	Recess into closed session
10.	9:00 p.m.	Adjournment	Wyatt Dunn, Mayor	Motion to adjourn

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

The Town Council of the Town of Stallings met for a special meeting on May 8, 2023, at 5:00 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 Taylor-Rae Drake, Heather Grooms, and Brad Richardson.

Those absent were: Council Members Steven Ayers and 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; Jamie Privuznuk, Finance Officer; Eunice Donnelly, Parks and Recreation Director; and Karen Reid, Human Resources Director.

1. Call the Meeting to Order

Mayor Dunn called the meeting to order.

2. FY23-24 Budget Discussions

Town Manager Sewell reviewed with the Council the Staff's homework items that were carried over from 04-24-2023 Budget meeting.

- Consensus by Council to continue insurance with NCLM for employees.
- Information provided by Assistant Town Manager Nichols regarding the possibility of a solid waste fee. This information is attached to these minutes and therefore incorporated herein.

Department Heads then presented Council with each department's budget and the factors that influenced the budgets. The presentation information is attached to these minutes and therefore incorporated herein.

- **Police Department Budget** – Police Chief Dennis Franks
Proposed Budget: \$3,581,964 (2.3%/\$81K increase)

Council Member Taylor-Rae Drake at 5:33 p.m.

- **Parks and Recreation Budget** – Parks and Recreation Director Eunice Donnelly
Proposed Budget: 1,579,580 (1.1% increase/\$17,880)
 - Consensus to combine with Stallings Fest.

- Consensus to moving Stallings Fest to another time in order to celebrate the history of the Town.
- **Reserves Summary** - Finance Director Jamie Privuznak
ARPA Transfer of approximately \$1.5M
 - No appropriation was proposed from unrestricted Fund Balance.
 - Using ARPA funds to free up the General Fund was not a long-term sustainable strategy.
 - Reviewed one-time, non-reoccurring items that were proposed due to the funds freed up due to the ARPA transfer.
 - The complete list of items proposed to be funded by this method are attached to these minutes and therefore incorporated herein.
- **Five-Year Capital Improvement Plan** - Finance Director Jamie Privuznak
- **Notable Items** - Finance Director Jamie Privuznak
 - The only item not funded in the proposed budget was the additional \$800,000 to repair roads.
 - Council requested more information on Stormwater Fees and Sidewalk/Road Repairs

3. Adjournment

Council Member Grooms moved to adjourn the meeting, seconded by Council Member Drake, and the motion received unanimous support. The meeting was adjourned at 6:40 p.m.

Approved on _____, 2023.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

**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 May 8, 2023, 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 Taylor-Rae Drake, Heather Grooms and Brad Richardson.

Those absent were: Council Member Steven Ayers 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 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

No one was present to give public comment.

1. Approval of Consent Agenda Items

A. Minutes from the following meetings:

- (1) 04-11-2023
- (2) 04-17-2023 – Special Budget
- (3) 04-24-2023 – Special Budget
- (4) 04-24-2023

Council Member Grooms made the motion to approve the Consent Agenda Items with the above noted change. The motion was seconded by Council Member Drake which passed unanimously by Council.

2. Reports

A. Report from Mayor

The Mayor had no report.

B. Report from Council Members/Town Committees

Council Members Drake and Grooms had no reports.

Council Member Scholl attend the NCLM City Vision Conference and enjoyed the networking.

Council Member Richardson had no report.

C. Report from Town Manager/Town Departments

Town Manager Sewell thanked the Parks and Recreation Staff and the Police Department for the Enchanted Forest Event.

Chief Franks reported K9 Officer Lily successfully had her cancer treatments and was back at work that day and seemed to be feeling well.

3. 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 Drake.

4. Stallings 50th Anniversary

Per Council Priorities

No further discussion was needed on this item since it was discussed during the Budget Session that evening.

5. Chestnut/Matthews-Weddington Road Roundabout (Richardson)

Council member Richardson was requesting it allow the Town Manager to hire a landscape architect/designer to landscape the Chestnut/Matthews-Weddington Road Roundabout. It was proposed that the landscaping mimic the landscaping that would be installed at the hospital roundabout. The Developer Pappas declined to include landscaping the roundabout.

Council Member Richardson made the motion to authorize the Town Manager to engage a landscape designer solution for the Chestnut/Matthews-Weddington Road Roundabout for an amount not to exceed \$3000. The motion was approved unanimously by Council after a second by Council Member Scholl.

6. 2023-2024 Budget*

**Continuation of discussion if necessary*

No further discussion was needed on this item since it was discussed during the Budget Session that evening.

7. Closed Session Pursuant to NCGS 143-318.11(a)(3) and (4); and (5) regarding NCDOT's acquisition of property for the right of way parcels 07-126-007A, 07-126-008, and 07-129-316

Council Member Richardson made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) and (4); and (5) regarding NCDOT's acquisition of property for the right of way parcels 07-126-007A, 07-126-008, and 07-129-316 and invite Town Engineer Kevin Parker into the closed session. The motion was seconded by Council Member Grooms and passed unanimously by the Council.

Council went into closed session at 7:08 p.m. and reconvened back into open session at 8:07 p.m.

8. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Drake, and the motion received unanimous support. The meeting was adjourned at 8:07 p.m.

Approved on _____, 2023.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

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

The Town Council of the Town of Stallings met for a special meeting on May 15, 2023, at 5:30 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, Heather Grooms and Brad Richardson.

Those absent were: Council Members Drake and Hall.

Staff present were: Alex Sewell, Town Manager; Mary McCall, Deputy Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Kevin Parker, Town Engineer; Jamie Privuznuk, Finance Officer; Eunice Donnelly, Parks and Recreation Director; and Karen Reid, Human Resources Director.

1. Call the Meeting to Order

Mayor Dunn called the meeting to order.

2. FY23-24 Budget Discussions

Town Manager Sewell reviewed with the Council the Staff's homework items that were carried over from 05-08-2023 Budget meeting.

- Consensus by Council to hold the Town's 50th Anniversary celebration with Stallings Fest for 2025.
- As requested by Council, Town Engineer Parker presented Council with more information on the following. This presentation is attached to these minutes and therefore incorporated herein.
 - Transportation
 - Resurfacing
 - Comprehensive Right-of-way Assessment
 - Public Works
 - Sewer Capacity Study
 - Storm Water
 - Impervious Surface Study

The Council then proceeded to review the Notable Items List for the FY23-24 Budget. The Notable Items List is attached to these minutes and therefore incorporated herein.

3. Possible Broker Agreement

Town Manager Sewell reminded the Council that one of its priorities was to address a use for the 2725 Old Monroe Road property. After research, Staff presented Council with KW Commercial for possible broker in order to get a tenant for that property.

Staff would bring Council a broker agreement at its next meeting to use KW Commercial as the Town's broker.

4. Closed Session Pursuant to NCGS 143-318.11(a)(4) and (5)

This item was no longer needed and was removed from the Agenda.

5. Adjournment

Council Member Grooms moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at approximately 7:36 p.m.

Approved on _____, 2023.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

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

The Town Council of the Town of Stallings met for a special meeting on May 22, 2023, at 5:00 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, Taylor-Rae Drake, Heather Grooms, Graham Hall and Brad Richardson.

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; Jamie Privuznuk, Finance Officer; Eunice Donnelly, Parks and Recreation Director; and Karen Reid, Human Resources Director.

1. Call the Meeting to Order

Mayor Dunn called the meeting to order.

2. FY23-24 Budget Discussions

Town Manager Sewell reviewed the Notable Items with the Council.

- General Government
 - Pay Study - \$7000: *Council consensus not to fund in the next FY but rather in FY24-25.*
 - Pay Adjustment per Pay Study - \$50,000: *Council consensus not to fund in the next FY but rather in FY24-25.*

Council Member Drake arrived at 5:36 p.m.

- Police Department
 - Body Worn Camera Replacement Program - \$14,500
 - Taser Replacement Program - \$23,200
 - Vehicle Replacement Program - \$187,000
 - In-Car Computer Replacement Program - \$13,000
 - In-Car Camera Replacement Program - \$29,600
 - Lexipol - \$12,000

Council held consensus to fund all items requested in FY23-24.

- Transportation and Engineering
 - Sidewalk Study/Comprehensive Right-of-Way Assessment Study - \$50,000: *Council held consensus to fund in FY23-24.*
 - Additional Street Resurfacing Funds - \$800,000: *Council held consensus to fund \$600,000 of the resurfacing FY23-24 and then reassess in Spring 2024 for additional funds/projects.*

- Planning and Zoning
 - Tractor Building Consultant - \$10,000
 - Tractor Building Related Marketing - \$5,000
 - CRTPO Grant Award and Local Match for Planning Initiatives - \$125,000

Council held consensus to fund all the Planning and Zoning Items in FY23-24.

- Public Works
 - HVAC Upgrades (Design Only) - \$50,000: *Council held consensus to fund this item at \$30,000 in FY23-24.*
 - Additional Buildings and Grounds Maintenance Contingency - \$10,000: *Council held consensus to fund in FY23-24.*
 - Sub-Station Fence Slats - \$6000: *Council held consensus to fund in FY23-24.*
 - Sewer Capacity Study - \$100,000: *Council held consensus to fund in FY23-24.*
 - Skid Steet Equipment - \$25,000: *Council held consensus to fund in FY23-24.*

- Park and Recreation
 - Vickery Portion of Greenway – Carryover - \$399,000
 - Stallings Municipal Park
 - Playground Replacement - \$150,000
 - Wooden Structures Refurbish - \$50,00
 - Tennis/Pickleball Court Resurfacing - \$15,000
 - Stallings 50th Anniversary - \$10,000
 - Three silent generators for PRK Events - \$5,000

Council held consensus to fund all the Parks and Recreation Items in FY23-24.

- Storm Water Fund
 - Maintenance and Repairs - \$700,000*
 - Street Sweeping - \$15,000
 - MS4 Program Management Assistance: \$50,000
 - Impervious Surface Study: \$35,000: *Council chose not to fund this item in the FY23-24 budget and complete this study in-house.*
 - Annual Maintenance Items: \$70,000
 - Skid Steer and Attachments: \$75,000

Council held consensus to fund all the Storm Water Items in FY23-24 as the approved stormwater fee would allow except where noted. Council also held consensus to gradually increase the Storm Water Fee over several years with \$67 per ERU and \$67 per residential property in the FY23-24 budget.*

The public hearing on the FY23-24 Budget would be held on Monday, June 12, 2023, at the Council’s regular meeting. The Council would then formally vote on the FY23-24 Budget at that same meeting.

3. Adjournment

Council Member Grooms moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 6:54 p.m.

Approved on _____, 2023.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

DRAFT

**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 May 22, 2023, 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, Taylor-Rae Drake, Heather Grooms, Graham Hall and Brad Richardson.

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, Town Engineer; Jamie Privuznak, Finance Officer; Eunice McSwain, Parks and Recreation Director; Karen Reid, Human Resources Director; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

No one was present to give public comment.

1. Approval of Consent Agenda Items

- A. ABO 16 – Insurance Proceeds
- B. ABO 17 – Sanitation – New Homes
- C. ABO 18 – K9 Lily Medical Procedures
- D. ABO 19 – CALEA Grant Award
- E. ABO 20 – P3 Construction Agreement
- F. Union County’s Community Development Block Grant (CDBG) Approval Letter

Town Manager Sewell requested moving Agenda Item 1.E., *ABO 20 – P3 Construction Agreement*, to Agenda Item 5.A. Council Member Richardson made the motion to approve the Consent Agenda Items with the above requested change. The motion was seconded by Council Member Scholl which passed unanimously by Council. *ABO 16 - Insurance Proceed*, *ABO 17 - Sanitation – New Homes*, *ABO 18 - K9 Lily Medical Procedures*, and *ABO 19 - CALEA Grant Award*. are attached to these minutes and are therefore incorporated herein.

2. Agenda Approval

Mayor Dunn requested adding Agenda Item. 2.A. as *KW Commercial and Agenda Item* and 5.B. as *CRTPO Request – Idlewild Road*. Council Member Scholl made the motion to approval the Agenda. The motion was seconded by Council Member Grooms and passed unanimously by Council.

2.A. KW Commercial Introductions

Matthew Hagler, Scott Stevens, and Scott Greene from KW Commercial introduced themselves to Council and thanked the Council for a potential relationship.

3. TX23.04.01 – Biltong, Jerky, and Similar Meat Production, and Distribution

A. To allow the use of biltong, jerky, and similar meat production, and distribution into the Industrial (IND) zoning district

Planning Technician Patrick Blaszyk explained this was a request to allow the use of biltong, jerky, and similar meat production, and distribution into the Industrial (IND) zoning district. Mayor Dunn opened the public hearing. Mr. Blaszyk' s presentation to the Council is attached to these minutes and therefore incorporated herein.

Applicant Dawid Joubert addressed the Council and informed them that he would be producing biltong. He was the first plant in the world to produce this product. He sold the plant and company in 2018. Mr. Joubert wanted to start the company again as he was no longer under a no-compete clause.

Mayor Dunn then closed the public hearing. Council Member Ayers made the motion to approve TX23.04.01 – Biltong, Jerky, and Similar Meat Production, and Distribution. The motion was approved unanimously by Council after a second from Council Member Grooms.

B. Statement of Consistency and Reasonableness

Mayor Dunn read the statement into the record stating that the text amendment was consistent and reasonable with Stallings Land Use Plans. The motion was made by Council Member Scholl to adopt the Statement of Consistency and Reasonableness for TX23.04.01. Council Member Drake seconded the motion to which the Council approved unanimously. The Statement of Consistency and Reasonableness for TX23.04.01 is attached to these minutes and therefore incorporated herein.

4. TX23.04.02

A. To request General Contractor's Office with fenced outdoor storage into the US-74 Commercial (C-74) zoning district with Outdoor Storage supplemental regulations (S10.1-36)

Mayor Dunn opened the public hearing. Planning Director Hsiang then explained to the Council this was a request allow General Contractor's Office with fenced outdoor storage into the US-74 Commercial (C-74) zoning district with Outdoor Storage supplemental regulations (S10.1-36).

Applicant Tom Crouch with the Moser Group explained to the Council that the Moser Group was bought the property in 2019 when the current tenant ran a junk yard. They did not realize that the current tenant would be storing items outside. A fence would also be constructed to provide additional buffer.

Mayor closed the public hearing. Mayor re-opened the public hearing. More information from the applicant regarding the current tenant's intent to move from the premises. Mayor closed the public hearing again.

Council Member Scholl made the motion to approve TX23.04.02 as presented. Council Member Ayers seconded the motion, and the Council passed the motion unanimously.

B. Statement of Consistency and Reasonableness

The Mayor read the Statement of Consistency and Reasonableness for TX23.04.02 into the record text amendment was consistent and reasonable with Stallings Land Use Plans. The motion to approve the Statement of Consistency and Reasonableness for TX23.04.02 was made by Council Member Scholl and seconded by Council Member Ayers. Council approved the motion unanimously. The Statement of Consistency and Reasonableness for TX23.04.02 is attached to these minutes and therefore incorporated herein.

5. Potter/Pleasant Plains Construction Agreement(s)

Town Manager Sewell reminded the Council of the history surrounding Potter/Pleasant Plains Intersection improvements via a memo he had sent the Council. This memo is attached to these minutes and therefore incorporated herein. The finalized draft of the construction agreement from NCDOT was being presented to the Council. If approved, the Town would issue the final contribution payment to NCDOT for \$1,419,727.21 for the intersection improvements.

Council Member Ayers made the motion to approve entering into the enclosed construction agreement with NCDOT; and authorize the Town Manager to execute and implement the agreement on

the Town's behalf including issuing payment. The motion was seconded by Council Member Scholl to which Council supported unanimously.

5.A. ABO 20 – P3 Construction Agreement

Original Agenda Item 1.E.

The motion was made by Council Member Richardson to approve Amended Budget Ordinance 20 – P3 Construction Agreement. Council passed the motion unanimously after a second from Council Member Ayers. *Amended Budget Ordinance 20 – P3 Construction Agreement* is attached to these minutes and therefore incorporated herein.

5.B. CRTPO Request – Idlewild Road

Mayor Dunn explained that CRTPO was reintroducing its plan to expand Idlewild Road to make it a seven-lane road. The last time this plan was proposed to Stallings, the Council denied the plan. CRTPO now wanted confirmation from Council as to whether or not it wished to have the original plan on the State Transportation Improvement Program (STIP).

Town Engineer Parker further explained CRTPO was asking staff for confirmation from the Council on its decision for CRTPO's next meeting.

Council Member Richardson made the motion to have staff convey to the CRTPO that Stallings Council wanted to keep STIP # U-4913B on CRTPO's P7.0 STIP Project List. Council Member Ayers seconded the motion. Council's vote was tied at 3 to 3 with Council Members Scholl, Drake and Grooms opposing. Mayor Dunn broke the tie with a vote against the motion therefore the motion failed.

Council Member Scholl made the motion to suspend the rules in order to add an item to the Agenda. Council Member Ayers seconded the motion and Council approved the motion unanimously.

Council Member Scholl made the motion to add *KW Commercial Broker Agreement* to the Agenda as Agenda Item 5.C. and *Town Hall HVAC* as Agenda Item 5.D. to which Council Member Richardson seconded. The motion passed by a unanimous vote of Council.

5.C. KW Commercial Broker Agreement

Council Member Richardson made the motion authorizing the Manager to go into an exclusive right to lease listing agreement with KW Commercial Realty as the Town's broker for leasing the property at 2725 Old Monroe Road. The motion was seconded by Council Member Scholl to which the Council approved unanimously.

5.D. Town Hall HVAC

Council wished to discuss HVAC design work and RFQ process for HVAC improvements with the Town Attorney.

6. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 8:15 p.m.

Approved on _____, 2023.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

DRAFT



MEMO

To: Stallings Town Council
From: Jamie Privuznak, Finance Officer 
Via: Alex Sewell, Town Manager
Date: June 12, 2023
RE: **MEMO - PPP3 Capital Project Ordinance Amendment**

Background:

At the May 22 Council Meeting, Council amended its annual operating budget ordinance by transferring \$258,397 from the General Fund to the Potter Road/Pleasant Plains ("PPP3") Capital Project Fund for the Town's total local contribution (\$1.4M) or down payment towards the estimated total PPP3 project cost per its Construction Agreement with the North Carolina Department of Transportation. (See attached Amended Budget Ordinance No. 20.)

To balance the PPP3 Capital Project Fund, an amendment to the PPP3 Capital Project Ordinance is requested. The revenue sources include reimbursements to the Town for prior project expenses from the NCDOT - STP - DA fund and from Union County, the transfer from the General Fund, and a transfer from the project fund's reserves. The total down payment, upon full execution of the Construction agreement, is \$1,419,728. (Attached is the amended PPP3 Capital Project Ordinance.)

Requested Action:

Staff respectfully asks that you approve the amended PPP3 capital project budget of \$1,419,728 and to amend the PPP3 capital project ordinance accordingly.

AMENDED BUDGET ORDINANCE – NO. 20

TOWN OF STALLINGS, NORTH CAROLINA

FISCAL YEAR 2022-2023

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the estimated expenditures for the Fiscal Year 2022-2023 are hereby amended as set forth below:

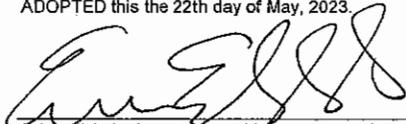
Category	Account Number	Budgeted Amount	Amend to the Following	Net Increase or (Decrease)
General Fund:				
Revenue Budget:				
Transfer to Capital Project Fund from General Fund - PPP3	10-99-9840-097	\$ -	\$ 258,397.04	\$ 258,397.04
Transfer in from General Fund to Capital Project Fund - PPP	41-00-3984-096	\$ -	\$ 258,397.04	\$ 258,397.04
Transfer from General Fund PP3 Revenue Budget	41-00-3984-097	\$ 1,161,330.17	\$ 1,419,727.21	\$ 258,397.04
Expense Budget:				
Right of Way Acquisition	41-85-8170-088	\$ -	\$ 1,419,727.21	\$ 1,419,727.21

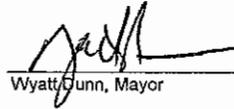
Explanation: Staff respectfully requests you to transfer \$258,397.04 from the General Fund to the Capital Project Fund "PPP3"; to increase the current PPP3 Capital Project revenue budget to \$1,419,727.21; to increase the expense budget Right of Way Acquisition to \$1,419,727.21 *per the Construction Agreement* and to amend the current Project Ordinance PPP3 accordingly.

This Amendment to the Budget Ordinance shall be effective upon adoption.

The said Budget Ordinance, except as amended, shall remain in full force and effect.

ADOPTED this the 22th day of May, 2023.


Erin Nichols, Deputy Town Manager/Town Clerk


Wyatt Dunn, Mayor

Approved as to form:


Melanie Cox, Town Attorney, Cox Law Firm, PLLC

TOWN OF STALLINGS
CAPITAL PROJECT BUDGET ORDINANCE AMENDMENT

BE IT ORDAINED by the Stallings Town Council of Stallings, North Carolina, that the following amendments be made to the Potter/Pleasant Plains Intersection Improvement ("PPP3") - Capital Project ordinance.

Section 1: Per the Construction Agreement with North Carolina Department of Transportation, Agreement No. 1000015539, amend the PPP3 Capital Project Fund's Local Contribution to the project or down payment for Right of Way expenditures, not to exceed the amount, as follows:

Account Number		Increase
41-85-8170-088	Right of Way Acquisition	<u>\$1,419,728</u>
	Total:	<u>\$1,419,728</u>

To balance the Capital Project Fund budget, the following revenues will be increased:

Account Number		Increase
41-00-3839-410	NCDOT-STP-DA Fund	\$232,006
41-00-3839-420	Union County Funding	42,000
41-00-3984-097	Transfer from General Fund	<u>258,397</u>
		\$532,403
41-00-2929-900	Transfer PPP3 Fund Balance	<u>\$887,325</u>
	Total:	<u>\$1,419,728</u>

Section 2: Copies of this capital project budget amendment shall be furnished to the Town Manager, Town Clerk, and Finance Officer for their direction.

Adopted this 12th day of June 2023.

Wyatt Dunn, Mayor

Attest:

Erinn Nichols, Town Clerk

Approved as to form:

Melanie Cox, Town Attorney



MEMO

To: Stallings Town Council
From: Jamie Privuznak, Finance Officer
Via: Alex Sewell, Town Manager
Date: June 12, 2023
RE: **MEMO - Police Department SRO Grant Fund Award Receipt**

Background:

The Union County Public School ("UCPS") system received a state grant award from the NC Department of Public Instruction to partially fund 16 School Resource Officer ("SRO") positions throughout Union County. The SRO, located at Stallings Elementary School, is partially funded through the UCPS SRO state grant award program. The grant award terms include up to \$36,666 annually for salary and benefits, including \$5,200 for the purchase of a Motorola radio. Council received a presentation from Chief Franks regarding the full-time SRO position and the UCPS state grant fund award program at its December 12 Council Meeting.

The Town received \$19,365.28, in UCPS SRO state grant award funds, as reimbursement for the Q3 salary and benefits and one-time equipment costs associated with the SRO position. Staff respectfully asks that you increase your operating budget, appropriate these new funds to the Town's Police Department's budget and amend your FY23 Budget Ordinance accordingly.

Requested Action:

Amend the FY23 Budget Ordinance to recognize, receive and appropriate an increase of \$19,365.28 in state grant award revenue from UCPS for the Town's Police Department School Resource Officer position. (See attached Amended Budget Ordinance No. 21.)

cc: Chief Dennis Franks, Police Department

AMENDED BUDGET ORDINANCE – NO. 21

TOWN OF STALLINGS, NORTH CAROLINA

FISCAL YEAR 2022-2023

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the estimated expenditures for the Fiscal Year 2022-2023 are hereby amended as set forth below:

Category	Account Number	Budgeted Amount	Amend to the Following	Net Increase or (Decrease)
General Fund:				
Revenue Budget:				
SRO Union County [Public School System] Grant	10-10-3430-331	\$ -	\$ 19,365.28	\$ 19,365.28
Expense Budget:				
SRO Union County [Public School System] Grant Expense	10-10-4410-091	\$ -	\$ 19,365.28	\$ 19,365.28

Explanation: Amend the FY23 Budget Ordinance to recognize, receive, and appropriate a revenue increase of \$19,365.28 in new state grant award funds from Union County Public Schools for salary and one-time equipment expenses for the Town's full-time School Resource Officer position.

This Amendment to the Budget Ordinance shall be effective upon adoption.

The said Budget Ordinance, except as amended, shall remain in full force and effect.

ADOPTED this the 12th day of June 2023.

Wyatt Dunn, Mayor

Erinn Nichols, Deputy Town Manager/Town Clerk

Approved as to form:

Melanie Cox, Town Attorney, Cox Law Firm, PLLC



Memo of Understanding

Monroe-Union County Economic Development Commission and Town of Stallings

This Memorandum of Understanding, made and entered into by and between Monroe-Union County Economic Development Commission (“EDC”) and the Town of Stallings (“Town” or “Stallings”), together referred to as the “parties”:

PREMISES

Topic: Outreach to Industrial Firms located within the Town of Stallings

WHEREAS, Monroe-Union County Economic Development Commission staff will visit once a year* industrial employers of 25+ employees that are maintained in the MUCEDC’s database, and

- Assist industrial employers with identified training needs and expansion opportunities where appropriate.
- Catalog interactions with the employer via Salesforce database.
- Generate quarterly written report of visits with the employer from Salesforce database, and

**Staff may visit employers with fewer employees if EDC, in its sole discretion, deems the company of significant strategic importance.*

WHEREAS, Monroe-Union County Economic Development Commission staff will coordinate outreach efforts with the leadership of the industrial employers mentioned above so to enhance Stallings’ long-term development vision, and

- Catalog the retail and service needs within the Town, that are raised by Stallings existing manufacturers.
- Recommend potential new additions to the Suburban Commercial Center as may be responsive to the needs voiced by the manufacturing companies in Stallings with whom the EDC interacts as part of this MOU.
- Work with Town’s Planning Department staff to identify sites within the Town that may be suitable for industrial development. Where appropriate, EDC will assist Town in pursuing Town control of sites via options, rights-of-first refusal, or other potential methods, and

WHEREAS, Monroe-Union County Economic Development Commission staff will

- Plan and coordinate one of the four Existing Industry Seminars held per year in Stallings on a topic requested by the existing industries within Union County. The goal is to make the seminars more accessible to the business leaders of Stallings' industrial employers
- Present annual update of the MUCEDC's industrial interactions with the Town of Stallings to Town Council.
- Provide the Town with economic development content for the Town's blog by request of Town in a manner mutually convenient for Town and EDC.

NOW, THEREFORE, in consideration of the representations of the parties hereto herein contained, the receipt and sufficiency of which is hereby acknowledged, the Monroe Union County Economic Development Commission and the Town of Stallings do hereby agree to the premises detailed above.

TERM

The services herein described will be provided to Town by EDC on an annual basis.

In WITNESS WHEREOF, the parties hereto, acting under authority of their respective governing bodies, have caused this agreement to be duly executed, this day and year first above written.

Marion Holloway, Vice Chair
Monroe-Union County EDC

For MUCEDC Board:

Marion Holloway, Vice Chair
Monroe-Union County EDC
1407 Airport Road
Monroe, NC 28110

Alex Sewell
Town Manager – Town of Stallings

For the Town:

Alex Sewell, Town Manager
Town of Stallings
315 Stallings Road
Stallings, NC 28104



MEMO

To: **Mayor and Town Council**
Via: Alex Sewell, Town Manager
From: Kevin Parker, P.E., Town Engineer
Date: June 12, 2023.
RE: Monroe Expressway NCDOT Landscaping Maintenance Agreement

Staff has been coordinating with NCDOT to formulate an agreement regarding the installation and maintenance of landscaping surrounding the Monroe Expressway near Atrium Hospital, including the roundabout on Stallings Road. NCDOT will install landscaping and irrigation and will maintain the landscaping for a period of one year after installation. After the one-year maintenance period, Stallings will be responsible for the maintenance of the landscaping and the area will be subject to periodic NCDOT inspections to ensure appropriate horticultural practices are being met.

Key Items

- NCDOT will fund the landscaping and irrigation installation and the first year of maintenance.
- Following the initial one-year maintenance period, Stallings' annual maintenance costs are projected at \$30,000.
 - Mulching
 - Pruning
 - Fertilizing
 - Weeding
 - Pest Control
 - Mowing
 - Litter Cleanup
 - Replacing Plant Materials

Action Requested:

Requesting Council to authorize the Town Manager to execute the Landscaping Maintenance Agreement with NCDOT.

NORTH CAROLINA
UNION COUNTY

LANDSCAPE MAINTENANCE AGREEMENT

DATE: 6/6/2023

NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION

Project: R-3329

AND

WBS Elements: 34533.5.TA10

CFDA: 20.205

TOWN OF STALLINGS

THIS AGREEMENT is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the "Department" and the Town of Stallings, a municipal corporation, hereinafter referred to as the "Municipality."

WITNESSETH:

WHEREAS, the Department and the Municipality propose to make certain landscape improvements under 34533.5.TA10, Union County; and,

WHEREAS, the Municipality has agreed to participate in the responsibilities of the Project as hereinafter set out;

NOW, THEREFORE, the parties hereto, each in consideration of the promises and undertakings of the other as herein provided, do hereby covenant and agree, each with the other, as follows:

SCOPE OF THE PROJECT

1. The Project consists of The Department will perform all phases of work to complete landscape enhancements and irrigation on US 74 from the Mecklenburg/Union County line to the eastern limits of the Town of Stallings and landscape enhancements and irrigation on Stallings Road.

PLANNING, DESIGN, RIGHT OF WAY AND UTILITIES

2. The Department shall develop the landscape design and prepare the landscape plans and specifications in accordance with the Department's standard landscaping policies and procedures for highways.
3. All work shall be performed within the existing right of way and in accordance with Departmental standards, policies and procedures.
4. The Department does not anticipate the need to relocate and adjust any municipally-owned utilities at this time. If during the project, it becomes necessary to adjust and relocate the municipally-owned utilities, the Municipality, at no expense to the Department, shall be responsible for the relocation and adjustment of all utilities in conflict with the landscape planting.

CONSTRUCTION

5. The Department shall install, or caused to be installed, said plantings and irrigation in accordance with the plans and specifications of said project as filed with, and approved by, the Department.

MAINTENANCE

6. Upon completion of the plantings, the Department shall maintain said planting areas for a period of one (1) year, at no expense to the Municipality.
7. At the end of the one (1) year establishment period, the Municipality shall assume responsibility for all maintenance and replacement of the landscape materials. Maintenance shall include, but not be limited to, the following: watering, mulching, pruning, fertilizing, weeding, pest control, mowing, and replacing plant materials. All costs of maintenance shall be borne by the Municipality, in accordance with the following provisions:
 - A. The Municipality agrees to continually maintain all plantings in accordance with generally accepted horticultural practices. The Department shall have the right to periodically inspect the maintenance practices being utilized by the Municipality.

- B. If the Department determines that the Municipality is not properly maintaining the plantings, the Department shall notify the Municipality. If proper maintenance is not performed by the Municipality within a reasonable time after notification, the Municipality agrees that the Department shall perform the necessary maintenance, or at the Department's option, shall return the planted area to a natural condition (i.e. seeded and mulched, etc.). It is further agreed that the costs of the restoration shall be reimbursed to the Department by the Municipality. Reimbursement to the Department shall be made in one final payment within sixty (60) days of invoicing by the Department. The Department shall charge a late payment penalty and interest on any unpaid balance due in accordance with N.C.G.S. § 147-86.23.
8. In the event these plantings require relocation or removal for highway construction, reconstruction, maintenance or safety, the Municipality shall be given the option to remove or relocate any plantings it considers salvageable immediately upon notification by the Department, at no expense to the Department.
9. The Department, at the end of the one (1) year establishment period, shall not be responsible for any damage to the plantings that may be done by third parties.

ADDITIONAL PROVISIONS

10. Any modification to scope, funding, responsibilities, or time frame will be agreed upon by all parties by means of a written Supplemental Agreement.
11. All terms of this Agreement are dependent upon, and subject to, the allocation of funds for the purpose set forth in the Agreement and the Agreement shall automatically terminated if funds cease to be available.
12. The other party to this Agreement shall comply with Title VI of the Civil Rights Act of 1964 (Title 49 CFR, Subtitle A, Part 21) and related nondiscrimination authorities. Title VI and related authorities prohibit discrimination on the basis of race, color, national origin, disability, gender, and age in all programs or activities of any recipient of Federal assistance.
13. The Department must approve any assignment or transfer of the responsibilities of the Municipality set forth in this Agreement to other parties or entities.

14. This Agreement is solely for the benefit of the identified parties and there are no understandings or agreements, verbal or otherwise, regarding this Agreement except as expressly set forth.
15. The Entity is solely responsible for all agreements, contracts, and work orders entered into or issued by the Entity to meet the terms of this Agreement. The Department is not responsible for any expenses or obligations incurred for the terms of this Agreement except those specifically eligible for the funds and obligations as approved by the Department under the terms of this Agreement.
16. The parties hereby acknowledge that the individual executing this Agreement has read this Agreement, conferred with legal counsel, fully understands its contents, and is authorized to execute this Agreement and to bind the respective parties to the terms contained herein.
17. A copy or facsimile copy of the signature of any party shall be deemed an original with each fully executed copy of the Agreement as binding as an original, and the parties agree that this Agreement can be executed in counterparts, as duplicate originals, with facsimile signatures sufficient to evidence an agreement to be bound by the terms of the Agreement.
18. To the extent authorized by state and federal claims statutes, the Municipality shall be responsible for its actions under the terms of this agreement and save harmless the FHWA (if applicable), the Department, and the State of North Carolina, their respective officers, directors, principals, employees, agents, successors, and assigns to the extent allowed by law, from and against any and all claim for payment, damages and/or liabilities of any nature, asserted against the Department in connection with this Agreement. The Department shall not be liable and shall be held harmless from any and all third party claims that might arise on account of the Entity's negligence and/or responsibilities under the terms of this agreement.
19. It is the policy of the Department not to enter into any agreement with parties that have been debarred by any government agency (Federal or State). By execution of this agreement, the Entity certifies that neither it nor its agents or contractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal or State Agency or Department and that it will not enter into agreements with any entity that is debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction.

20. By Executive Order 24, issued by Governor Perdue, and N.C. G.S. § 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e., Administration, Commerce, Environmental Quality, Health and Human Services, Information Technology, Military and Veterans Affairs, Natural and Cultural Resources, Public Safety, Revenue, Transportation, and the Office of the Governor).

IN WITNESS WHEREOF, this Agreement has been executed, in duplicate, the day and year heretofore set out, on the part of the Department and the Municipality by authority duly given.

L.S. ATTEST:

TOWN OF STALLINGS

BY: _____

BY: _____

TITLE: _____

TITLE: _____

DATE: _____

N.C.G.S. § 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

(SEAL)

(FINANCE OFFICER)

Federal Tax Identification Number

Remittance Address:

Town of Stallings

DEPARTMENT OF TRANSPORTATION

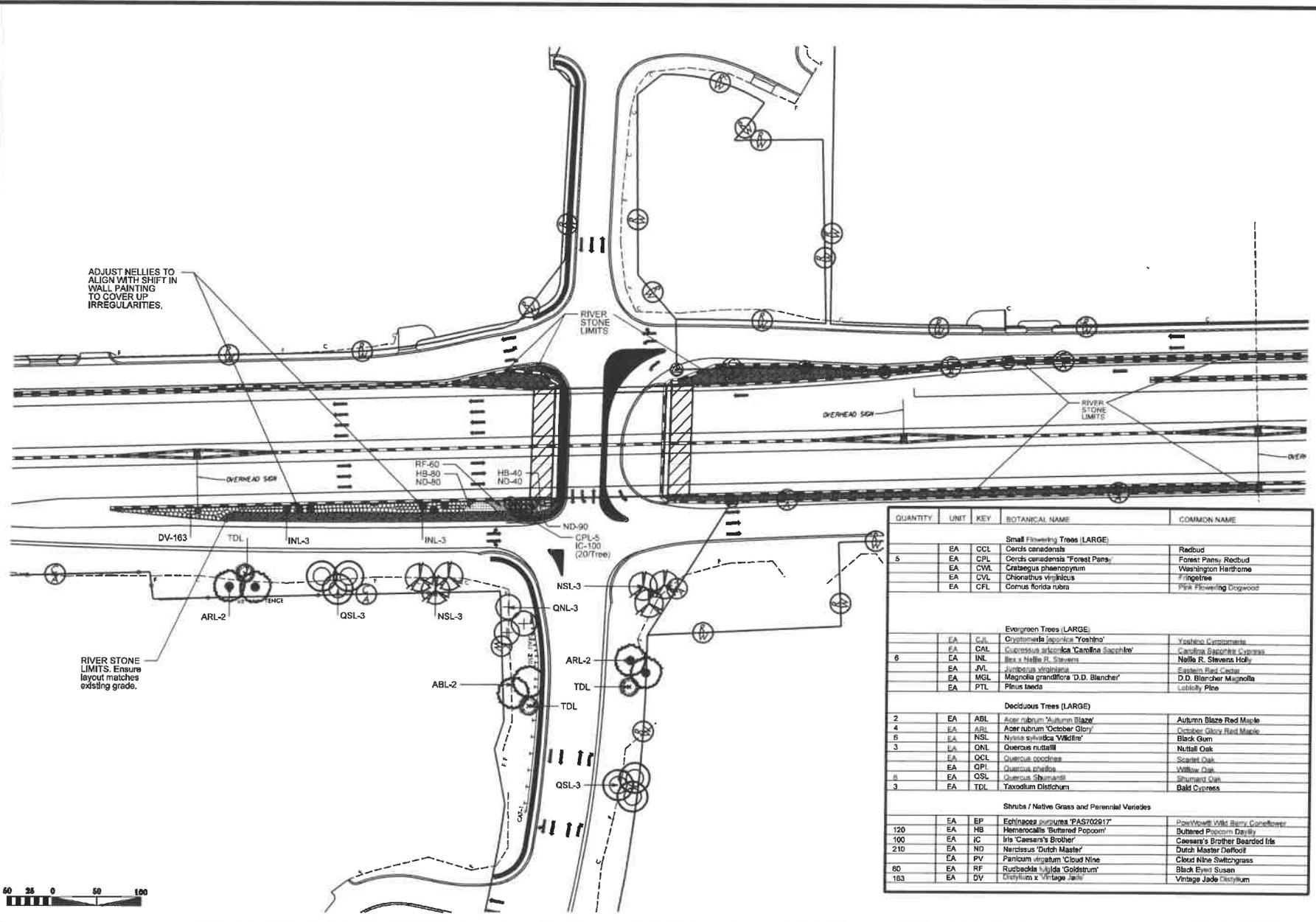
BY: _____

(CHIEF ENGINEER)

DATE: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: _____(DATE)

87/89/97



QUANTITY	UNIT	KEY	BOTANICAL NAME	COMMON NAME
Small Flowering Trees (LARGE)				
5	EA	CCL	<i>Cercis canadensis</i>	Redbud
	EA	CPL	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud
	EA	CVL	<i>Castanopsis pheaeopygium</i>	Washington Hawthorn
	EA	CVL	<i>Chionodaphne virginicus</i>	Fringedoyle
	EA	CFL	<i>Cornus florida rubra</i>	Flora Flowering Dogwood
Evergreen Trees (LARGE)				
6	EA	CAL	<i>Cycas revoluta</i> 'Yoshino'	Yoshino Carpalmas
	EA	CAL	<i>Quercus laevis</i> 'Carolina Sapphire'	Carolina Sapphire Liveoak
	EA	INL	<i>Ilex x Bella B. Stevens</i>	Bella B. Stevens Holly
	EA	JVL	<i>Jurkatia virginiana</i>	Eastern Red Cedar
	EA	MGL	<i>Magnolia grandiflora</i> 'D.D. Blancher'	D.D. Blancher Magnolia
	EA	PTL	<i>Pinus taeda</i>	Loblolly Pine
Deciduous Trees (LARGE)				
2	EA	ABL	<i>Acer rubrum</i> 'Autumn Blaze'	Autumn Blaze Red Maple
4	EA	ARL	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple
6	EA	NSL	<i>Nyssa sylvatica</i> 'Wildfire'	Black Gum
3	EA	QNL	<i>Quercus nuttallii</i>	Nuttall Oak
	EA	OCL	<i>Quercus coccinea</i>	Scarlet Oak
	EA	OPL	<i>Quercus shumardii</i>	Willow Oak
8	EA	OQL	<i>Quercus shumardii</i>	Shumard Oak
3	EA	TDL	<i>Taxodium distichum</i>	Bald Cypress
Shrubs / Native Grass and Parental Varieties				
120	EA	EP	<i>Echinacea purpurea</i> 'PAST02817'	PowWow® Wild Berry Coneflower
100	EA	HB	<i>Hemerocallis</i> 'Buttered Popcorn'	Buttered Popcorn Daylily
100	EA	IC	<i>Iris</i> 'Caesars's Brother'	Caesars's Brother Bearded Iris
210	EA	ND	<i>Nardus stricta</i> 'Dutch Master'	Dutch Master Hairfoot
60	EA	PV	<i>Panicum virgatum</i> 'Cloud Nine'	Cloud Nine Switchgrass
60	EA	RF	<i>Rudbeckia hultia</i> 'Goldstrum'	Black-eyed Susan
183	EA	DV	<i>Distylium x 'Vintage Jade'</i>	Vintage Jade Distylium



SHEET NO.
L4
PROJECT REF. NO.

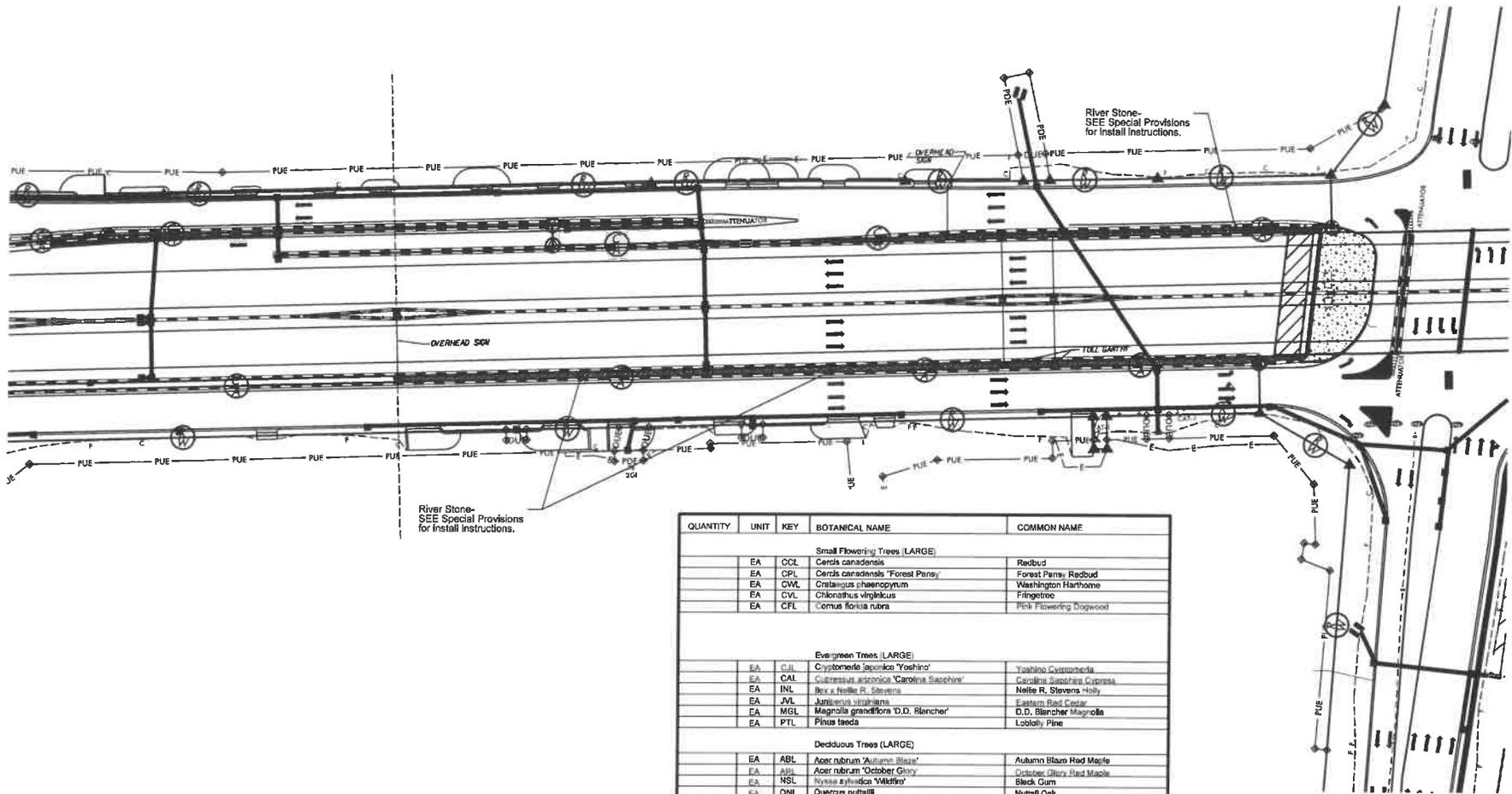
Monroe Expressway Enhancements & Aesthetics
Mecklenberg & Union County(s)
US 74 Bypass, North Carolina



N.C. Department of Transportation
Roadside Environmental Unit - Aesthetic Engineering Section
PLANTING PLAN

L4

07/05/17



QUANTITY	UNIT	KEY	BOTANICAL NAME	COMMON NAME
Small Flowering Trees (LARGE)				
	EA	CCL	<i>Cercis canadensis</i>	Redbud
	EA	CPL	<i>Cercis canadensis</i> "Forest Pansy"	Forest Pansy Redbud
	EA	CWL	<i>Crataegus virginiana</i>	Washington Hawthorne
	EA	CVL	<i>Chionodoxa virginiana</i>	Fringetree
	EA	CFL	<i>Cornus florida rubra</i>	Pink Flowering Dogwood
Evergreen Trees (LARGE)				
	EA	QAL	<i>Quercus laevis</i> "Yeshino"	Yeshino Cyclopseda
	EA	CAL	<i>Callitriche americana</i> "Carolina Sapphire"	Carolina Sapphire Cypress
	EA	INL	<i>Juniperus horizontalis</i> "Nellie R. Stevens"	Nellie R. Stevens Holly
	EA	JVL	<i>Juniperus virginiana</i>	Eastern Red Cedar
	EA	MGL	<i>Magnolia grandiflora</i> "D.D. Blancher"	D.D. Blancher Magnolia
	EA	PTL	<i>Pinus taeda</i>	Loblolly Pine
Deciduous Trees (LARGE)				
	EA	ABL	<i>Acer rubrum</i> "Autumn Blaze"	Autumn Blaze Red Maple
	EA	ABL	<i>Acer rubrum</i> "October Glory"	October Glory Red Maple
	EA	NSL	<i>Nyssa sylvatica</i> "Midfire"	Black Gum
	EA	ONL	<i>Quercus nuttallii</i>	Nuttall Oak
	EA	QCL	<i>Quercus coccinea</i>	Scarlet Oak
	EA	QPL	<i>Quercus prinus</i>	Willow Oak
	EA	QSL	<i>Quercus shumardii</i>	Shumard Oak
	EA	TDL	<i>Taxodium distichum</i>	Bald Cypress
Shrubs / Native Grass and Perennial Varieties				
	EA	EP	<i>Echinacea purpurea</i> "PAST02917"	PowWow® Wild Berry Coneflower
	EA	HB	<i>Hemerocallis</i> "Buttered Popcorn"	Buttered Popcorn Daylily
	EA	IC	<i>Iris</i> "Caesars's Brother"	Caesars's Brother Bearded Iris
	EA	ND	<i>Narcissus</i> "Dutch Master"	Dutch Master Daffodil
	EA	PV	<i>Panicum virgatum</i> "Cloud Nine"	Cloud Nine Switchgrass
	EA	RF	<i>Rudbeckia fulgida</i> "Goldstrum"	Black Eyed Susan
	EA	DV	<i>Dianthus</i> x "Vintage Jade"	Vintage Jade Dianthus



SHEET NO.
L5A
PROJECT REF. NO.

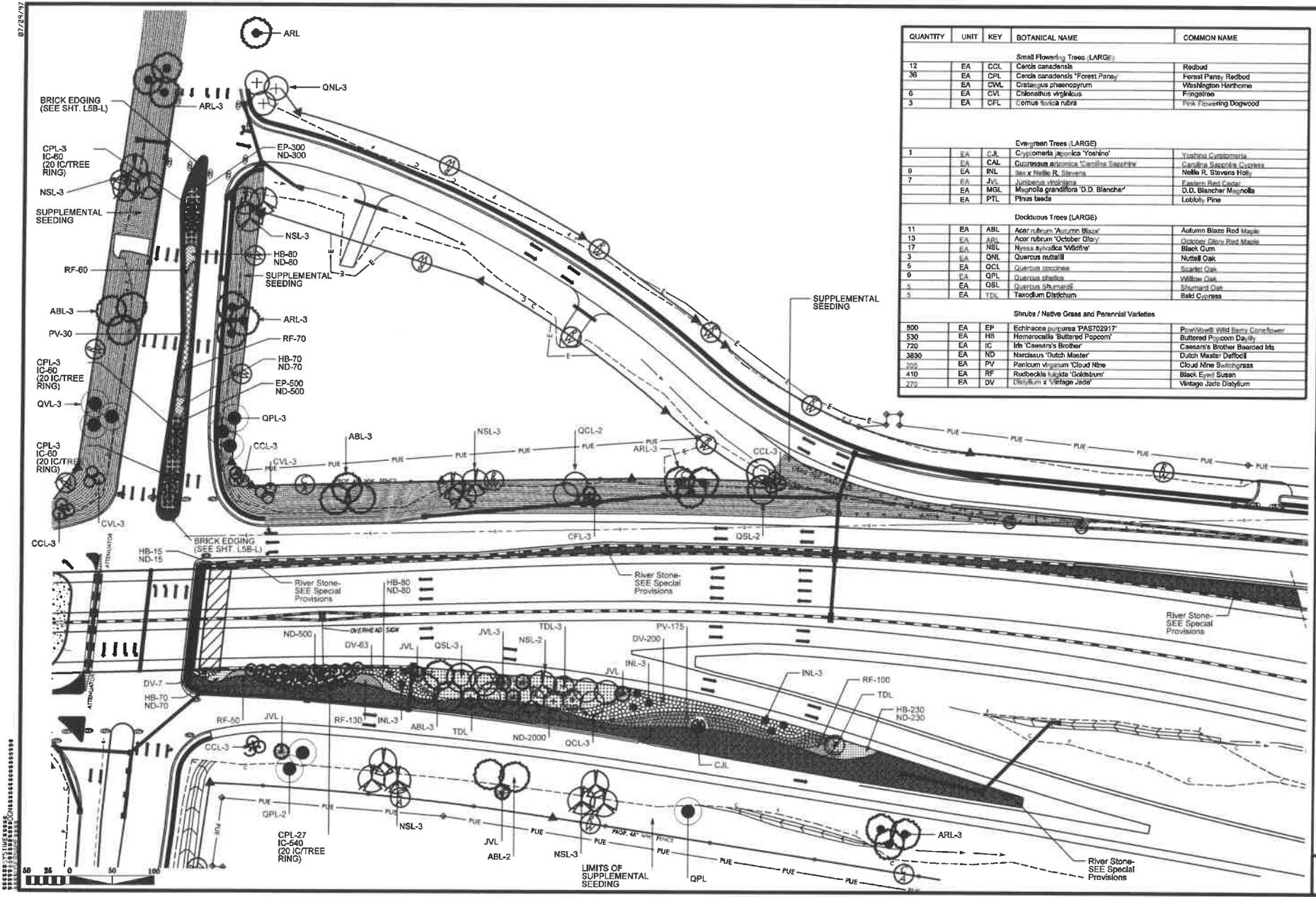
Monroe Expressway Enhancements & Aesthetics
Mecklenberg & Union County(s)
US 74 Bypass, North Carolina



N.C. Department of Transportation
Roadside Environmental Unit - Aesthetic Engineering Section
PLANNING PLAN

L5A

87/29/97



QUANTITY	UNIT	KEY	BOTANICAL NAME	COMMON NAME
Small Flowering Trees (LARGE)				
12	EA	CCL	<i>Cercis canadensis</i>	Redbud
36	EA	CPL	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud
6	EA	CWL	<i>Crotalaria phaeocorymum</i>	Washington Heritonia
6	EA	CPL	<i>Chionodoxa virgata</i>	Fringarose
3	EA	CFL	<i>Cornus foeniculina</i>	Pink Flowering Dogwood
Evergreen Trees (LARGE)				
1	EA	CJL	<i>Cyclopoma japonica</i> 'Yoshino'	Yoshino Cyclopoma
9	EA	CAL	<i>Curatulus americana</i> 'Vermont Sapphire'	Vermont Sapphire Curatulus
7	EA	JVL	<i>Juniperus horizontalis</i>	Eastern Red Cedar
7	EA	MGL	<i>Magnolia grandiflora</i> 'D.D. Blancher'	D.D. Blancher Magnolia
1	EA	PTL	<i>Pinus taeda</i>	Loblolly Pine
Deciduous Trees (LARGE)				
11	EA	ABL	<i>Acer rubrum</i> 'Autumn Blaze'	Autumn Blaze Red Maple
13	EA	ABL	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple
17	EA	NBL	<i>Nyssa sylvatica</i> 'Wildfire'	Black Gum
3	EA	QNL	<i>Quercus nuttallii</i>	Nuttall Oak
6	EA	OCL	<i>Quercus coccinea</i>	Scarlet Oak
9	EA	QPL	<i>Quercus phellos</i>	Willow Oak
3	EA	QSL	<i>Quercus shumardii</i>	Shumard Oak
3	EA	TPL	<i>Taxodium distichum</i>	Bald Cypress
Shrubs / Native Grass and Perennial Varieties				
800	EA	EP	<i>Echinacea purpurea</i> 'PAST02917'	Purplish Wild Berry Coneflower
530	EA	HB	<i>Hemerocallis</i> 'Buttered Popcorn'	Buttered Popcorn Daylily
720	EA	IC	lily 'Caesar's Brother'	Caesar's Brother Bearded lily
3830	EA	ND	Narcissus 'Dutch Master'	Dutch Master Daffodil
335	EA	PV	<i>Panicum virgatum</i> 'Cloud Nine'	Cloud Nine Switchgrass
410	EA	RF	<i>Rudbeckia hirta</i> 'Goldsturm'	Black-eyed Susan
270	EA	DV	<i>Urtica</i> x 'Vintage Jade'	Vintage Jade Distylum

SHEET NO.
L5B
PROJECT REF. NO.

Monroe Expressway Enhancements & Aesthetics
Mecklenberg & Union County(s)
US 74 Bypass, North Carolina

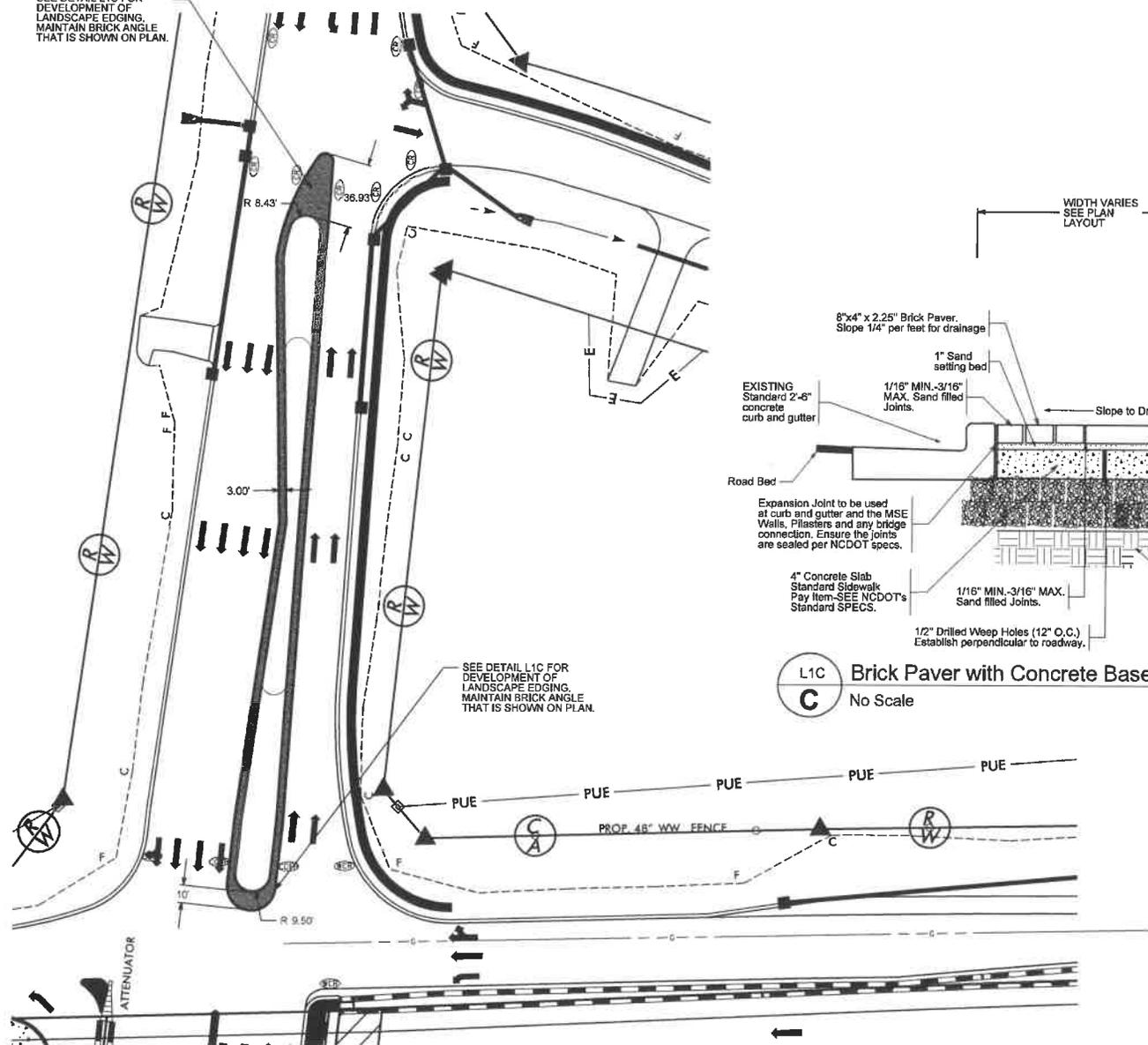


N.C. Department of Transportation
Roadside Environmental Unit - Aesthetic Engineering Section
PLANTING PLAN

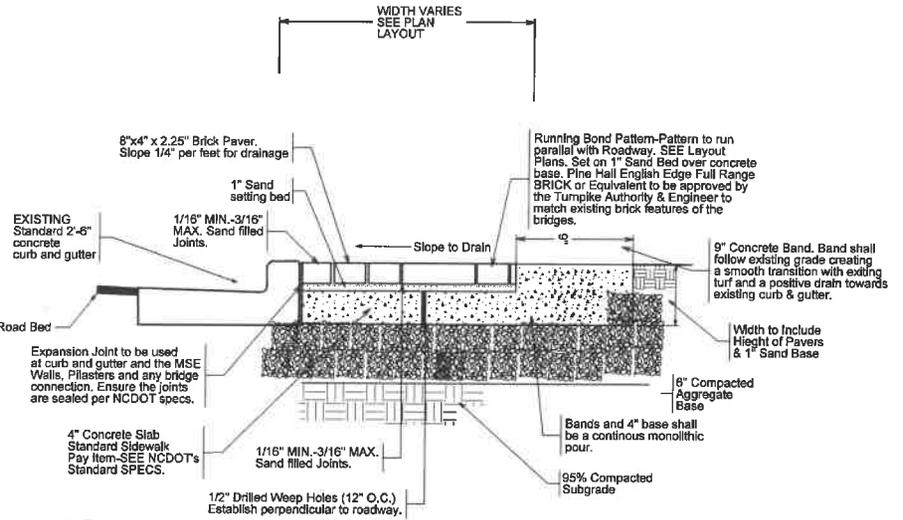
L5B

17/19/97

SEE DETAIL L1C FOR DEVELOPMENT OF LANDSCAPE EDGING. MAINTAIN BRICK ANGLE THAT IS SHOWN ON PLAN.



SEE DETAIL L1C FOR DEVELOPMENT OF LANDSCAPE EDGING. MAINTAIN BRICK ANGLE THAT IS SHOWN ON PLAN.



L1C Brick Paver with Concrete Base (TYPICAL @ MEDIANS & Roundabout)
C No Scale

SHEET NO. L5B-L PROJECT REF. NO.

Monroe Expressway Enhancements & Aesthetics
Mecklenberg & Union County(s)
US 74 Bypass, North Carolina

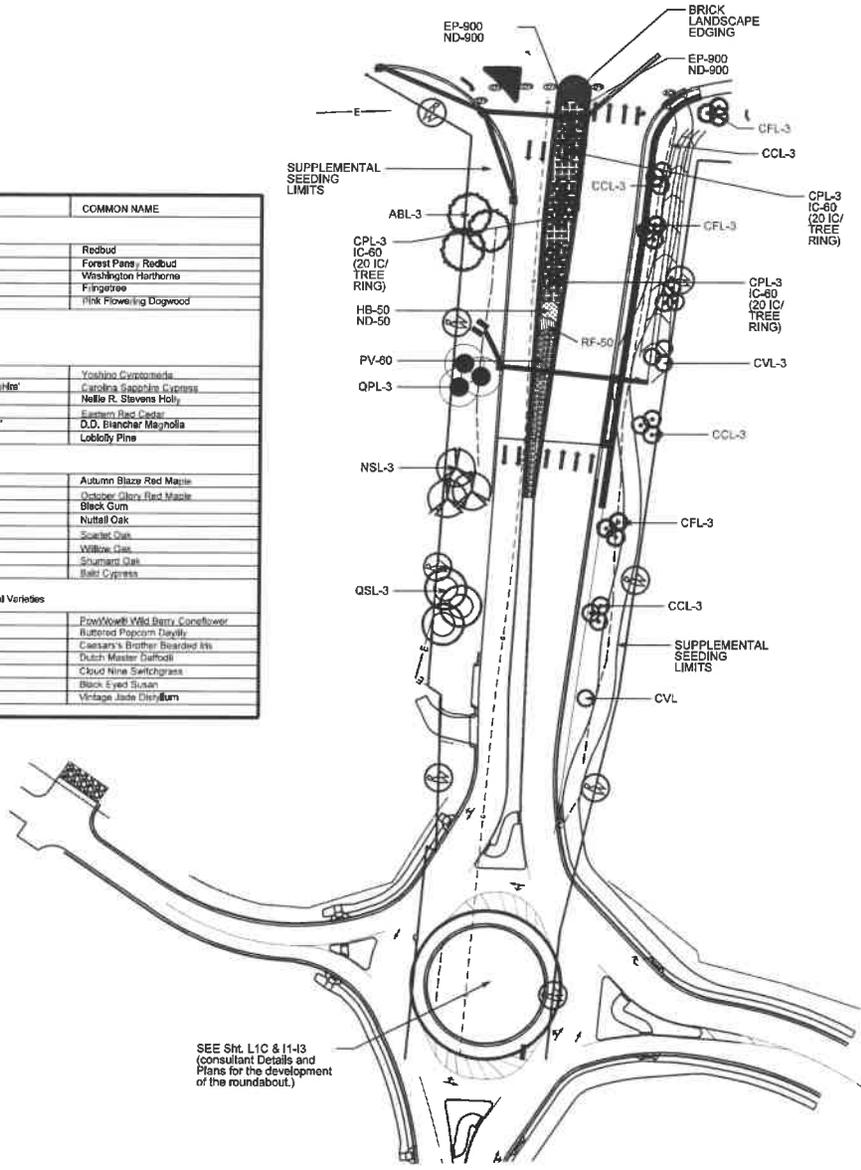


N.C. Department of Transportation
Roadside Environmental Unit - Aesthetic Engineering Section
LAYOUT PLAN



87/89/97

QUANTITY	UNIT	KEY	BOTANICAL NAME	COMMON NAME
Small Flowering Trees (LARGE)				
12	EA	CCL	<i>Cercis canadensis</i>	Redbud
9	EA	CPL	<i>Cercis canadensis</i> "Forest Pansy"	Forest Pansy / Redbud
4	EA	CVL	<i>Cornus phanodermum</i>	Washington Hawthorne
4	EA	CVL	<i>Chionanthus virginicus</i>	Fringetree
9	EA	CFL	<i>Cornus florida rubra</i>	Flk Flowering Dogwood
Evergreen Trees (LARGE)				
EA	CIL		<i>Cryptomeria japonica</i> "Yoshino"	Yoshino Camptocarpus
EA	CAL		<i>Calliostrobus albertiana</i> "Caroline Sawtooth"	Carolina Sawtooth Cypress
EA	INL		<i>Illex a. hilleb. St. Stevens</i>	Nelle R. Stevens Holly
EA	JVL		<i>Juniperus virginiana</i>	Eastern Red Cedar
EA	MGL		<i>Magnolia grandiflora</i> "D.D. Blancher"	D.D. Blancher Magnolia
EA	PTL		<i>Pinus taeda</i>	Loblolly Pine
Deciduous Trees (LARGE)				
3	EA	ABL	<i>Acer rubrum</i> "Autumn Blaze"	Autumn Blaze Red Maple
3	EA	ARL	<i>Acer rubrum</i> "October Glory"	October Glory Red Maple
3	EA	NSL	<i>Nyssa sylvatica</i> "Wildfire"	Black Gum
EA	QNL		<i>Quercus nitida</i>	Nuttall Oak
3	EA	QCL	<i>Quercus coccinea</i>	Scarlet Oak
3	EA	QPL	<i>Quercus oblongifolia</i>	Willow Oak
4	EA	QSL	<i>Quercus shumardii</i>	Shumard Oak
EA	TDL		<i>Taxodium distichum</i>	Bald Cypress
Shrubs / Native Grass and Perennial Varieties				
900	EA	EP	<i>Echinacea purpurea</i> "PASTORAL"	Pink/White Wild Berry Coneflower
50	EA	HB	<i>Hemerocallis</i> "Buttered Popcorn"	Buttered Popcorn Daylily
180	EA	IC	III "Caesar's Brother"	Caesar's Brother Bearded Iris
150	EA	NO	<i>Nardus</i> "Gum Masser"	Dutch Master Dutchbell
50	EA	PV	<i>Panicum virgatum</i> "Cloud Nine"	Cloud Nine Switchgrass
50	EA	RF	<i>Rudbeckia hirta</i> "Goldstrum"	Black Eyed Susan
EA	DV		<i>Distylium</i> "Vintage Jade"	Vintage Jade Distylium



SEE Sht. L1C & I1-13
(consultant Details and
Plans for the development of
the roundabout.)



SHEET NO.
L5C
PROJECT REF. NO.

Monroe Expressway Enhancements & Aesthetics
Mecklenberg & Union County(s)
US 74 Bypass, North Carolina



N.C. Department of Transportation
Roadside Environmental Unit - Aesthetic Engineering Section
PLANNING PLAN

L5C

87/19/37

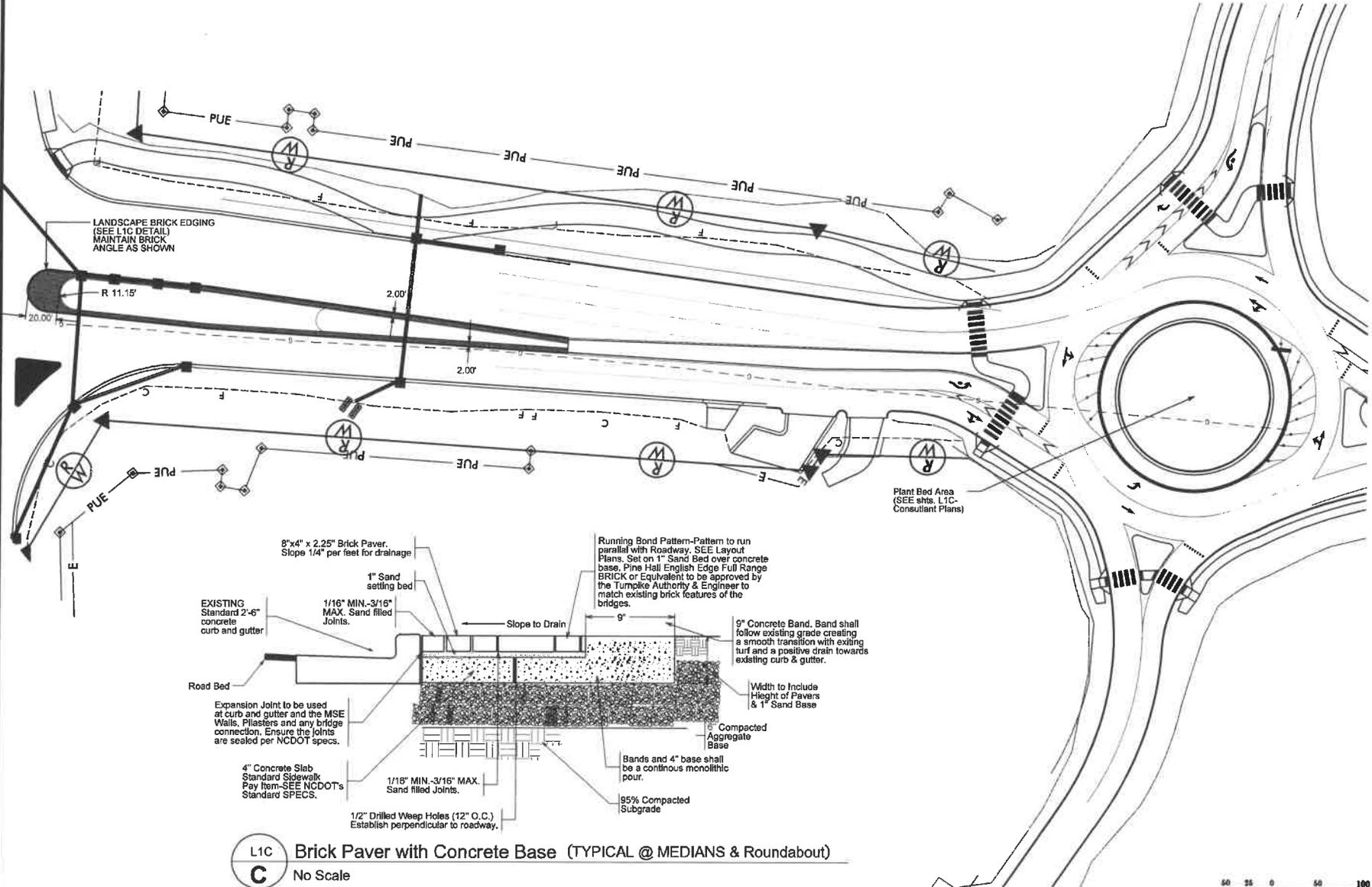
SHEET NO.
LSC-1
PROJECT REF. NO.

Monroe Expressway Enhancements & Aesthetics
Mecklenberg & Union County(s)
US 74 Bypass, North Carolina



N.C. Department of Transportation
Roadside Environmental Unit - Aesthetic Engineering Section
LAYOUT PLAN

LSC-L

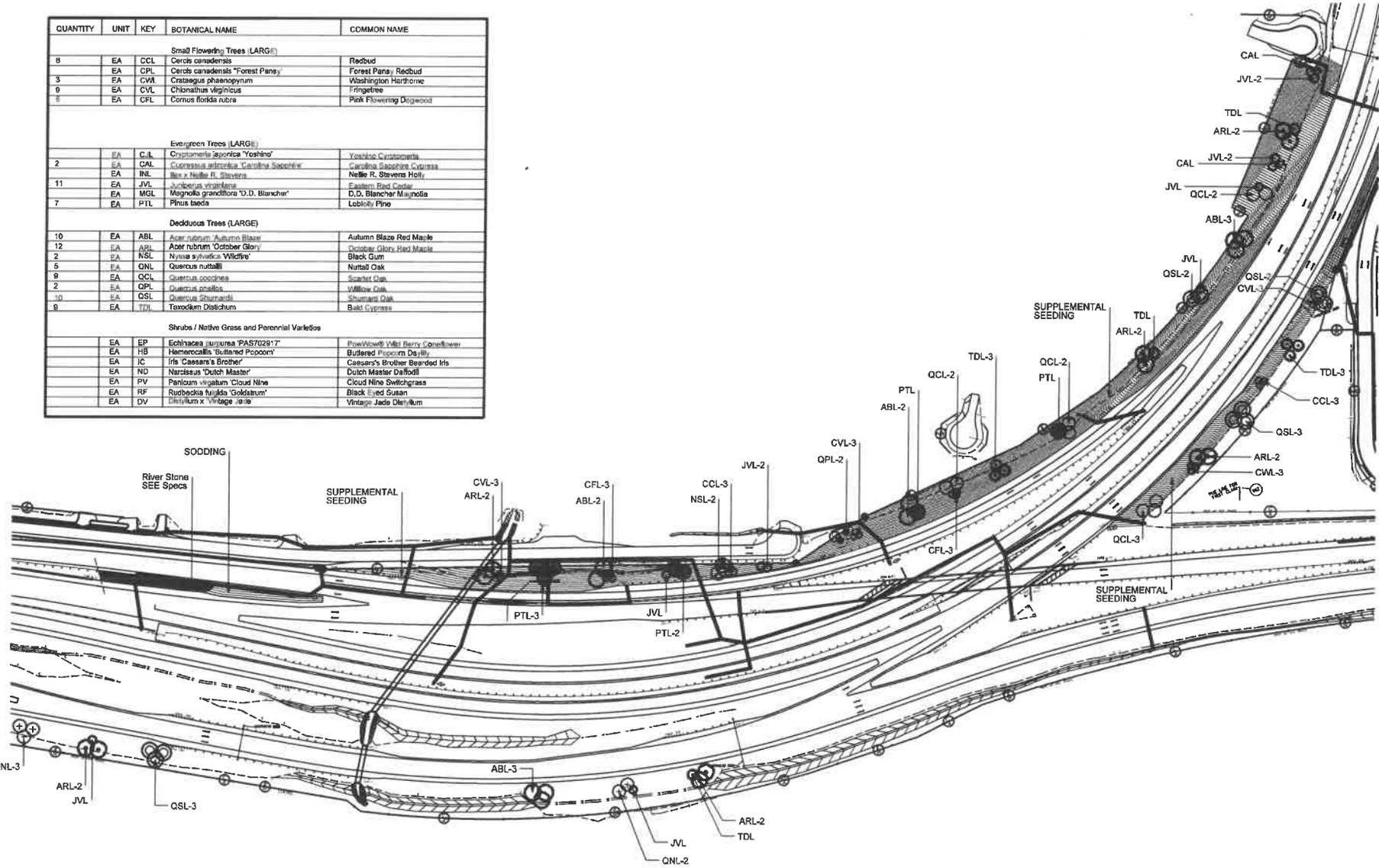


L1C Brick Paver with Concrete Base (TYPICAL @ MEDIANS & Roundabout)
C No Scale



87.293/97

QUANTITY	UNIT	KEY	BOTANICAL NAME	COMMON NAME
Small Flowering Trees (LARGE)				
8	EA	CCL	<i>Cercis canadensis</i>	Redbud
	EA	CPL	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud
3	EA	CWL	<i>Crataegus phaenopynum</i>	Washington Hawthorne
9	EA	CVL	<i>Chionanthus virginicus</i>	Fringetree
1	EA	CFL	<i>Cornus florida rubra</i>	Pink Flowering Dogwood
Evergreen Trees (LARGE)				
	EA	C.L	<i>Cryptomeria japonica</i> 'Yoshino'	Yoshino Cryptomeria
2	EA	CAL	<i>Caracasus arizonica</i> 'Carolina Sapphire'	Carolina Sapphire Cypress
	EA	INL	<i>Ilex x Nellore</i> 'R. Stevens'	Nellore R. Stevens Holly
11	EA	JVL	<i>Juniperus virginiana</i>	Common Red Cedar
	EA	MGL	<i>Magnolia grandiflora</i> 'D.D. Blanchard'	D.D. Blanchard Magnolia
7	EA	PTL	<i>Pinus taeda</i>	Loblolly Pine
Deciduous Trees (LARGE)				
10	EA	ABL	<i>Acer rubrum</i> 'Autumn Blaze'	Autumn Blaze Red Maple
12	EA	APL	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple
2	EA	NSL	<i>Nyssa sylvatica</i> 'Wildfire'	Black Gum
5	EA	QNL	<i>Quercus nuttallii</i>	Nuttall Oak
9	EA	QCL	<i>Quercus coccinea</i>	Scarlet Oak
2	EA	QPL	<i>Quercus prinus</i>	Willow Oak
10	EA	QSL	<i>Quercus shumardii</i>	Shumard Oak
8	EA	TDL	<i>Taxodium distichum</i>	Bald Cypress
Shrubs / Native Grass and Perennial Varieties				
EA	EP		<i>Echinacea purpurea</i> 'PAS702817'	Pink/White Milk Berry Coneflower
EA	FB		<i>Hemerocallis</i> 'Bullard Popcorn'	Bullard Popcorn Daylily
EA	IC		<i>Iris</i> 'Caesars Brother'	Caesars Brother Bearded Iris
EA	ND		<i>Narcissus</i> 'Dutch Master'	Dutch Master Daffodil
EA	PV		<i>Panicum virgatum</i> 'Cloud Nine'	Cloud Nine Switchgrass
EA	RF		<i>Rudbeckia hirta</i> 'Goldsturm'	Black-eyed Susan
EA	DV		<i>Urtica dioica</i> 'Vintage Jade'	Vintage Jade Devilweed



SHEET NO.
L6D
PROJECT REF. NO.

Monroe Expressway Enhancements & Aesthetics
Mecklenberg & Union County(s)
US 74 Bypass, North Carolina



N.C. Department of Transportation
Roadside Environmental Unit - Aesthetic Engineering Section
PLANTING PLAN

L6D

IRRIGATION NOTES & LEGEND

*Irrigation contractor must be licensed by the NCICL8 under chapter (2008-177, §.1; 2013-383, §.3).
 *All materials may be of comparable manufacture and performance to the brand listed.

GENERAL NOTES

- The irrigation design provided in the plans is schematic in nature, and the irrigation contractor may be required to make minor adjustments in the field as necessary. These adjustments shall be made at no additional cost to the owner and shall be made only after notification is made to the owner (NCDOT).

- The contractor(s) shall familiarize themselves with the site, so they are aware of any special conditions that may exist that could affect their bid proposal and shall hereafter be responsible for all costs incurred in relation to the installation.

- Place valves and boxes in plant beds wherever possible.

- The contractor is to minimize disturbance in sod areas. Cut and replace sod when necessary.

- Place pressure reducing valves in aiscreef locations.

- All irrigation products are to be Hunter, Rainbird, Toro, or an equivalent brand.

- If there is an existing system in place, be sure to use irrigation components that are consistent with the existing system.

- The contractor is responsible for providing as built plans to the owner (NCDOT) at the time of project approval. The plans shall be clear, concise, and show all elements of the irrigation system, the location of all equipment, irrigation lines, numbered zones, controller(s), heads, and valves.

24 VAC CONTROLLER WIRING

- All 24 VAC control wiring shall be single strand copper wire with polyethylene PE direct burial insulation rated for 300 VAC. Valve common wires shall have white insulation while hot wires shall have red insulation. Both the common and hot wires shall be #14 AWG. Valve wiring shall follow mainline piping where feasible and shall be laid in the bottom of the trench line with the mainline piping. Wiring shall be bundled and taped at intervals of approximately ten feet. All wiring shall be installed in accordance with local code requirements.

- Wire splices shall be kept to an absolute minimum. Where major concentrations of splices are necessary, they shall be placed in an approved high-density polyethylene (HDPE) valve box with cover installed at grade level. Splices at valve locations shall be made inside of the valve box. All splice locations shall be noted on the as-built plan.

- Wire runs shall be installed with enough slack and/or expansion loops to prevent excessive strain due to thermal contraction.

- All wire splices shall be made using UL approved direct burial connectors and waterproof materials. All electrical work shall be installed according to code.

BACKFLOW PREVENTION

✕ - The reduced pressure backflow preventer assembly shall be the responsibility of the irrigation contractor. The backflow shall be 1" in size. The backflow assembly shall be installed downstream of the irrigation meter. The unit must be installed in accordance with all local and state code requirements and shall have an approved cover.

CONTROLLER W/ BATTERY POWERED TIMER

⊙ - The controller shall be a Hunter, Rainbird, Toro or equivalent modular unit. The controller shall incorporate a 24 VAC with the approximate location shown on the plans. Location must be approved by the NCDOT Environmental Roadside Engineer.

- The battery operated controller is to be placed in high-density polyethylene (HDPE) valve boxes with covers.

- All 120 VAC wiring shall be installed in accordance with all applicable electrical code requirements.

- The contractor shall install a wired rain sensor that is compatible with the make and model of the controller.

DRIP IRRIGATION



- Drip Irrigation is to be 1/2" Netfilm, Rainbird, or Orbit tubing with emitters spaced at 9" intervals for smaller plants & 12" intervals for larger plants at 1 gpm. An approved inline emitter drip line is to be installed under mulch in landscape areas as shown on the irrigation plan. Install all drip line before mulch is installed.

⊙ - Drip Valve Assembly, which includes a Hunter, Rainbird, or Toro remote control valve with a flow control feature, mesh filter, and pressure regulator.

- All remote control valves shall be installed in high-density polyethylene (HDPE) valve boxes with lids mounted at grade level. Single valves may be installed in smaller valve boxes with covers, while multiple valves shall be installed in larger boxes with covers (2 - 1" valves or 1 - 1 1/2" in one valve box).

- Each system shall have a class 200, 1" supply header and a flush/exhaust header to maintain even flow throughout the system. Larger systems may require center feed supply headers.

- There should be a minimum of 1-2 emitters installed per shrub and 3 emitters installed per tree.

- All drip zones should have a drip system operation indicator head installed within them, so technicians can observe whether systems are functioning properly. If possible, place the indicator head towards the end of the drip line system in a visible area or as directed by the engineer.

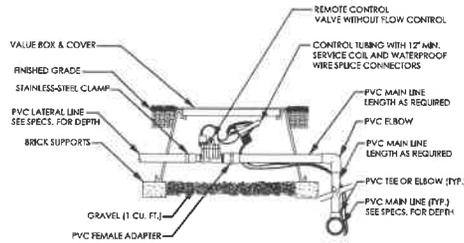
SLEEVES

==== - Sleeve pipe shall be 4" Sch 80 PVC. The irrigation contractor shall coordinate their construction with the landscape contractor to insure proper installation of the irrigation system around the landscape plantings.

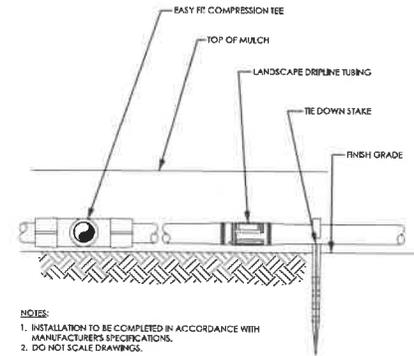
WATER SUPPLY/METER

- The meter is 1" in size. Since the water supply for the system will be potable water, the contractor will be required to install a backflow prevention device which will be located downstream of the irrigation meter.

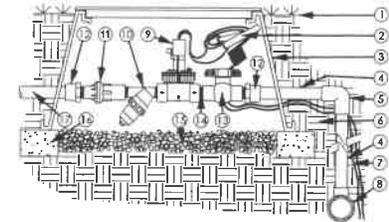
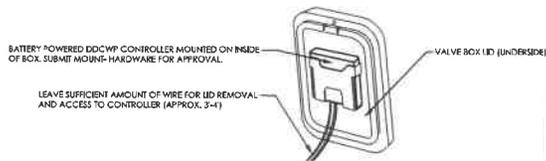
- This irrigation system shall be capable of delivering 33 gpm minimum with one control station operating at a time at 60 psi at the base of the head for optimum performance of the irrigation system.



NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.



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LEGEND

- | | |
|------------------------------------|---------------------------------------|
| 1. FINISHED GRADE | 10. MESH SCREEN FILTER WITH FLUSH CAP |
| 2. WATERPROOF DRY SPICE CONNECTORS | 11. ADJUSTABLE PRESSURE REGULATOR |
| 3. 12" VALVE BOX WITH COVER | 12. PVC SCH 40 FEMALE ADAPTER |
| 4. PVC LATERAL LINE | 13. MANUAL VALVE |
| 5. SCH 40 PVC 90° ELL JOINT | 14. PVC SCH 40 TRANSITION NIPPLE |
| 6. NATIVE SOIL PER SPECIFICATIONS | 15. WASHED GRAVEL SUMP (MIN. 3") |
| 7. CONTROL WIRES TO CONTROLLER | 16. BRICK SUPPORTS |
| 8. PVC MAINLINE FITTING | 17. LATERAL LINE TO DRIP SYSTEM |
| 9. REMOTE CONTROL VALVE | |

NOTES:
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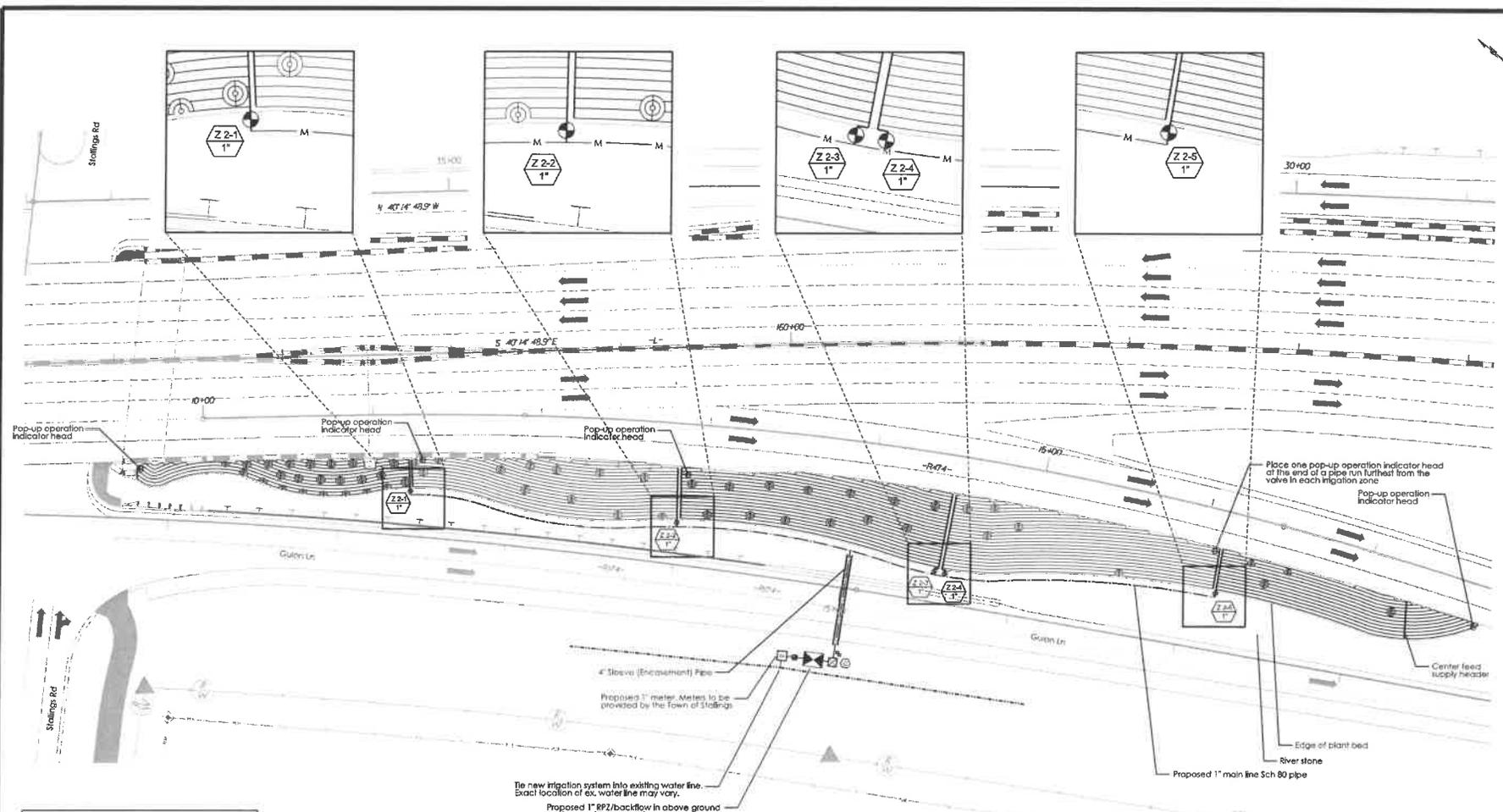
SHEET NO.
 L-1
 PROJECT REF. NO.
 R-3329

Monroe Expressway Enhancements & Aesthetics
 Mecklenberg & Union County(s)
 US 74 Bypass, North Carolina



N.C. Department of Transportation
 Roadside Environmental Unit - Aesthetic Engineering Section
 Landscape Irrigation Specs & Details

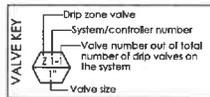
I-1



Estimated Irrigation Quantities

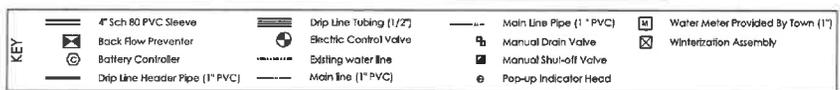
Meter Locations - 1
 Backflow Preventers - 1
 Battery Powered Controllers - 1
 Drip Line Header Pipe - 290 LF
 Drip Zone Valves - 5
 Main Line Pipe - 574 LF
 Netatm Techline Pipe - 12,350 LF
 Sleeve (Encasement Pipe) - 55 LF

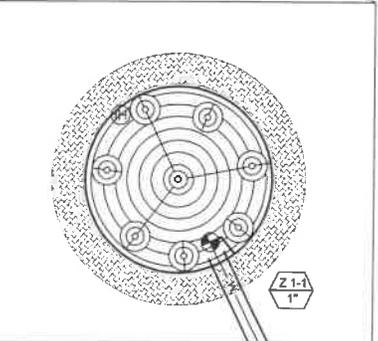
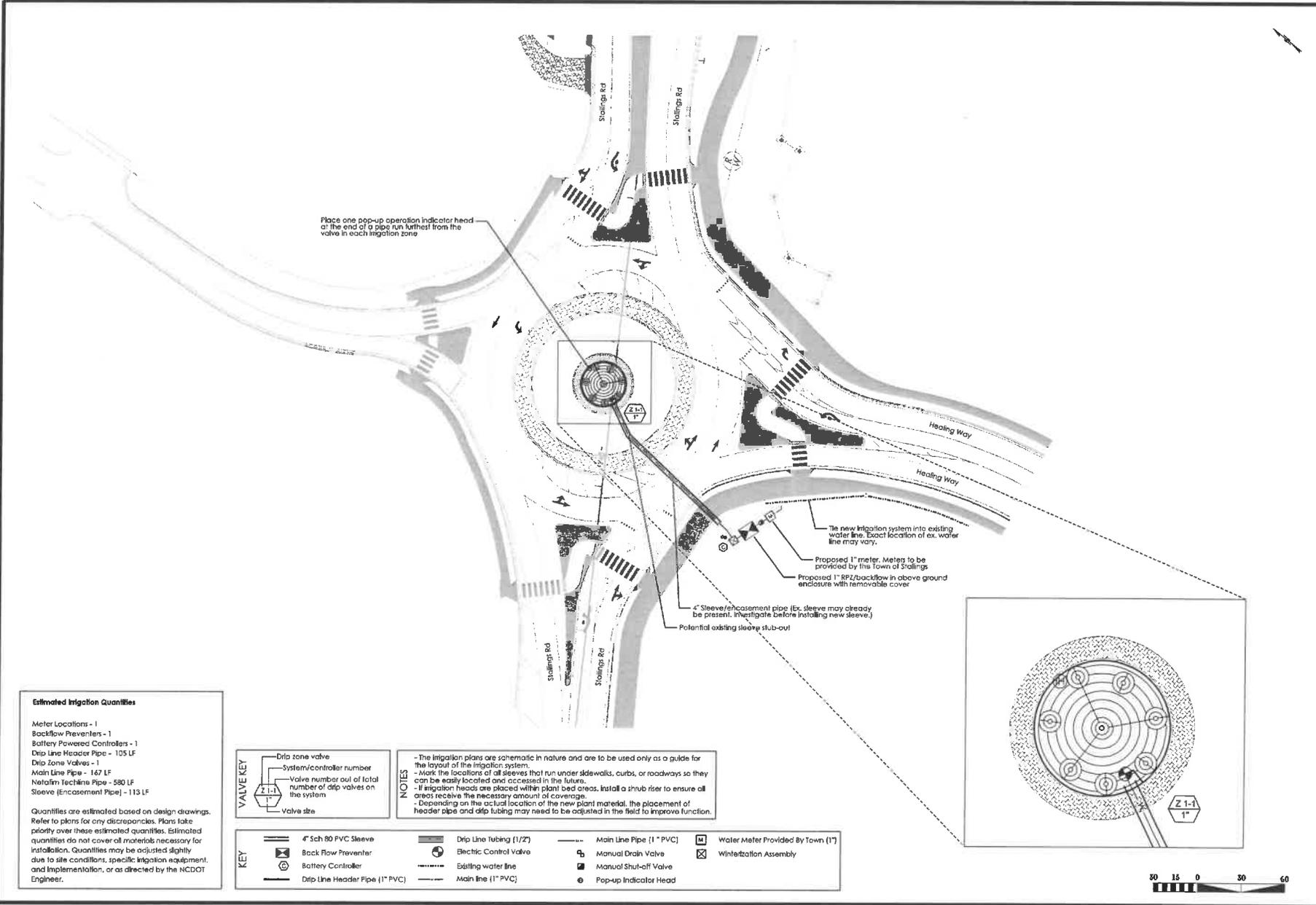
Quantities are estimated based on design drawings. Refer to plans for any discrepancies. Plans take priority over these estimated quantities. Estimated quantities do not cover all materials necessary for installation. Quantities may be adjusted slightly due to site conditions, specific irrigation equipment, and implementation, or as directed by the NCDDI Engineer.



NOTES

- The irrigation plans are schematic in nature and are to be used only as a guide for the layout of the irrigation system.
- Mark the locations of all sleeves that run under sidewalks, curbs, or roadways so they can be easily located and accessed in the future.
- If irrigation heads are placed within plant bed areas, install a shrub riser to ensure all areas receive the necessary amount of coverage.
- Depending on the actual location of the new plant material, the placement of header pipe and drip tubing may need to be adjusted in the field to improve function.

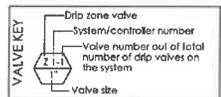




Estimated Irrigation Quantities

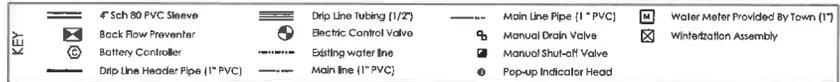
Meter Locations - 1
 Backflow Preventers - 1
 Battery Powered Controllers - 1
 Drip Line Header Pipe - 105 LF
 Drip Zone Valves - 1
 Main Line Pipe - 167 LF
 Netatm Techline Pipe - 580 LF
 Sleeve (Encasement Pipe) - 113 LF

Quantities are estimated based on design drawings. Refer to plans for any discrepancies. Plans take priority over these estimated quantities. Estimated quantities do not cover all materials necessary for installation. Quantities may be adjusted slightly due to site conditions, specific irrigation equipment, and implementation, or as directed by the NCDOT Engineer.



NOTES

- The irrigation plans are schematic in nature and are to be used only as a guide for the layout of the irrigation system.
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- Depending on the actual location of the new plant material, the placement of header pipe and drip tubing may need to be adjusted in the field to improve function.





MEMO

To: **Mayor and Town Council**
Via: Alex Sewell, Town Manager
From: Kevin Parker, P.E., Town Engineer
Date: June 12, 2023.
RE: Apartment Complexes Storm Water Fee Schedule Classification

As a result of recent budget discussions, Staff has been directed by council to begin to analyze the existing commercial properties, to verify the amount of impervious surface area, and examine the storm water fee applied to apartment complexes.

Staff has analyzed the current storm water fee applied to apartment complexes, and each apartment complex is paying a \$46 annual fee, increasing to \$67 in FY2024, relative to a single residential parcel as established in Stallings' storm water fee schedule. Given the amount of residential units and impervious surface within apartment complexes, Staff believes apartment complexes should be subject to an alternative storm water fee schedule. Staff suggests two options;

1. Consider apartments as commercial properties subject to the commercial storm water fee schedule of \$33 per equivalent residential unit (ERU = 2,060 SF of impervious surface), which will increase to \$67 per ERU in FY2024. (i.e., Chestnut Farms Apartments would be subject to approximately an \$11,000 annual storm water fee)
2. Apply the residential fee for each unit within the apartment complex (i.e., Chestnut Farms, a 256-unit apartment complex, would be subject to a 256 x \$67 fee = \$17,152 total).

Key Items

- Staff Recommends Option 1.
- Union County tax information currently evaluates apartment complexes as commercial properties.
- Staff will notify existing apartment complexes of the change in the storm water fee schedule.

Action Requested

Staff requests Council to provide the Town Manager and Staff with a decision on the storm water fee schedule to apply to current and future apartment complexes.

OPTION 1

**TOWN OF STALLINGS
2023-2024 BUDGET ORDINANCE**

SECTION 1. The following amounts are hereby appropriated for the operation of the Town's government and its activities for the fiscal year beginning July 1, 2023 and ending June 30, 2024:

GENERAL FUND	\$8,705,650
APPROPRIATED GENERAL FUND BALANCE	-
APPROPRIATED FEE IN LIEU OF PARK LAND FUND BALANCE	-
APPROPRIATED POWELL BILL FUND BALANCE	-
APPROPRIATED DRUG FORFEITURE FUND BALANCE	-
ARPA FUND REVENUE REPLACEMENT TRANSFER-IN	2,042,949
STORM WATER FUND	798,083
APPROPRIATED STORM WATER FUND BALANCE	-
TOTAL	<u>\$11,546,682</u>

SECTION 2. That for the said fiscal year there is hereby appropriated out of the following categories:

<u>General Fund</u>	
Public Safety	\$3,596,563
Transportation (including Powell Bill)	1,288,234
Parks and Recreation	1,573,955
General Government	1,352,412
Sanitation	1,400,000
Public Works	639,388
Planning and Zoning	548,360
Debt Service	349,686
Council Discretionary	0
Total Appropriations – General Fund	<u>\$10,748,599</u>

OPTION 1

Storm Water Fund

General Expenses	\$798,083
Council Discretionary	-

Total Appropriations – Storm Water Fund \$798,083

SECTION 3. It is estimated that the following revenues will be available during the fiscal year beginning on July 1, 2023 and ending June 30, 2024 to meet the appropriations shown in Section 2 according to the following summary and schedules.

Category

Property Tax (Real, Personal, RMV)	\$4,942,803
Sales & Use Tax	1,790,000
State Sources	1,477,855
Licenses, Permits, Fees	57,289
Investment Interest	305,520
Law Enforcement Specific	98,397
Other Revenue	33,786
Revenue Replacement Transfer in from ARPA Fund	2,042,949
Total General Fund Revenues	<u>\$10,748,599</u>

Storm Water Fees	798,083
Total Storm Water Fund Revenues	<u><u>\$798,083</u></u>

Total Revenues \$11,546,682

SECTION 4.

- a) There is hereby levied for the fiscal year ending June 30, 2024 a tax rate of \$0.186 per one hundred dollars (\$100.00) valuation of taxable property as listed for taxes as of January 2023 for the purpose of raising the revenue for property taxes as set forth in the attached schedule of estimates of revenues and in order to finance the foregoing appropriations. Such rate is based on an estimated total appraised valuation of property for the purpose of taxation of \$2,442,376,705 at an estimated rate of collection of 98.5% for a net property valuation of \$2,405,741,054. One penny on the tax rate will yield \$240,574.

OPTION 1

- b) There is hereby established a Storm Water Rate Schedule for the purpose of raising revenue to fund the Storm Water program:

Residential	\$67.00/year
Non-residential (per ERU, which equals 2,060 square feet)	\$67.00/ERU/year

- c) The fees for park rentals, civil citations, zoning permits and other miscellaneous items with the Parks and Recreation, Planning and Zoning, and other Town departments will be in accordance to the attached schedules and effective July 1, 2023.
- d) Any fee not listed specifically herein is officially set at the rate designated by the most recent Town Council decision on the matter.

SECTION 5. The Budget Officer shall be authorized to reallocate departmental appropriations among the various objects of expenditures as deemed necessary.

SECTION 6. That before any portion of any contingency appropriation is expended, the Town Council must by resolution authorize such expenditure.

SECTION 7. Copies of this Ordinance shall be furnished to the Town Clerk to be kept on file for direction in the disbursement of funds.

SECTION 8. This ordinance shall be effective upon its adoption.

ADOPTED this the _____ day of June 2023.

Wyatt Dunn, Mayor

Attested:

Erinn Nichols, Assistant Town Manager/Town Clerk

OPTION 2

**TOWN OF STALLINGS
2023-2024 BUDGET ORDINANCE**

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GENERAL FUND	\$8,705,650
APPROPRIATED GENERAL FUND BALANCE	-
APPROPRIATED FEE IN LIEU OF PARK LAND FUND BALANCE	-
APPROPRIATED POWELL BILL FUND BALANCE	-
APPROPRIATED DRUG FORFEITURE FUND BALANCE	-
ARPA FUND REVENUE REPLACEMENT TRANSFER-IN	2,042,949
STORM WATER FUND	798,172
APPROPRIATED STORM WATER FUND BALANCE	-
TOTAL	<u>\$11,546,771</u>

SECTION 2. That for the said fiscal year there is hereby appropriated out of the following categories:

<u>General Fund</u>	
Public Safety	\$3,596,563
Transportation (including Powell Bill)	1,288,234
Parks and Recreation	1,573,955
General Government	1,352,412
Sanitation	1,400,000
Public Works	639,388
Planning and Zoning	548,360
Debt Service	349,686
Council Discretionary	0
Total Appropriations – General Fund	<u>\$10,748,599</u>

OPTION 2

Storm Water Fund

General Expenses	\$798,172
Council Discretionary	-

Total Appropriations – Storm Water Fund \$798,172

SECTION 3. It is estimated that the following revenues will be available during the fiscal year beginning on July 1, 2023 and ending June 30, 2024 to meet the appropriations shown in Section 2 according to the following summary and schedules.

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Property Tax (Real, Personal, RMV)	\$4,942,803
Sales & Use Tax	1,790,000
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Other Revenue	33,786
Revenue Replacement Transfer in from ARPA Fund	2,042,949
Total General Fund Revenues	<u>\$10,748,599</u>

Storm Water Fees	798,172
Total Storm Water Fund Revenues	<u>\$798,172</u>

Total Revenues \$11,546,771

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SECTION 8. This ordinance shall be effective upon its adoption.

ADOPTED this the _____ day of June 2023.

Wyatt Dunn, Mayor

Attested:

Erinn Nichols, Assistant Town Manager/Town Clerk



MEMO

To: **Mayor and Town Council**
Via: Alex Sewell, Town Manager
From: Kevin Parker, P.E., Town Engineer
Date: June 12, 2023.
RE: 325 Stallings Road Commercial Upfit

Staff has been coordinating with architecture firms and general contractors to analyze the feasibility and costs of upfitting the Town-owned property, at 325 Stallings Road, from the current single-family residential use to a commercial use. The site and building have been determined feasible for commercial use and the cost for upfitting the building is estimated at \$280,000. Additionally, Staff performed a market analysis of the property and found that that estimated rent is approximately \$1,840 per month.

Key Items

- Significant improvements needed.
 - ADA requirements
 - Mechanical, Electrical, and Plumbing Union County Building Code requirements
- Estimated upfit cost of \$200/SF.
- Rent is estimated at \$1.58 per SF per month.

No specific action is requested by Staff. This memo serves as informational to provide Council with the requested information and determine if Council would like Staff to pursue any additional action.

Commercial Rent Rates Near Stallings

<p>Similar Property 118 Matthews Indian Trail Road</p> 	<p>Property Details</p> <ul style="list-style-type: none"> - Size: 1,902 square feet - Rent: \$3,011/month - Rent Rate: \$19/SF/year - Property Type: Retail - Year Built: 1905 - Land Size: 38.768 SF - 0.07 miles from E Independence HW
<p>Stallings, NC</p> <ul style="list-style-type: none"> - Average \$ for Retail: \$19/SF/year - Average \$ for Office Space: \$19.50/SF/year - Average Size for Commercial Properties: about 2,633 SF 	<p>Matthews, NC</p> <ul style="list-style-type: none"> - Average \$ for Retail: \$22/SF/year - Average \$ for Office Space: \$24.71/SF/year - Average Size for Commercial Properties: about 9,534 SF
<p>Suggestion</p> <ul style="list-style-type: none"> - Based on size, use, existing properties for sale, location - Property should be rented for about \$19 per square foot per year - Equal to \$1.5833/SF/month 	