

**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 November 14, 2022, 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; Ruben Ortiz, Code Enforcement; Marsha Gross, Finance Officer; Brian Price, Public Works Director; Eunice McSwain, Parks and Recreation Director; Tori Crowe, Parks and Recreation Special Events Coordinator; 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 delivered the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Eagle Scout Presentation

Parks and Recreation Direction Eunice McSwain recognized Eagle Scout Jacob Mitchell for his completion of his Eagle Scout project in Blair Mill Park.

Mr. Mitchell showed Council pictures of the park benches he built and placed in Blair Mill Park.

Public Comments

No one was present to give public comment.

1. Approval of Consent Agenda Items

- A. Minutes of the following meetings:
 - (1) 09-12-2022
 - (2) 09-12-2022 – closed
 - (3) 09-26-2022
 - (4) 10-10-2022
 - (5) 10-10-2022 – closed
- B. Divide Golf Course Tree Removal Settlement Agreement
- C. Duke Energy Settlement Agreement
- D. Amended Budget Ordinance 6.A.
- E. Mac McCarley Contract Update

Council Member Richardson made the motion to approve the Consent Agenda Items as presented. The motion was seconded by Council Member Scholl which passed unanimously by Council. Amended Budget Ordinance 6.A. is attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from the Mayor

Mayor Dunn reported that he was proud of the way Stallings voted in the last election and that he was happy a Stallings resident, Melissa Merrill, was elected County Commissioner.

B. Reports from Council Members/Town Committees

Council Member Richardson had no report.

Council Member Scholl attended the State of the County Address with the Union County Chamber at Rolling Hills Country Club where a large part of the conversation was around water and sewer needs in the county. There will a 10-year delay on new projects if the new sewer plant does not get approved.

Council Members Ayers, Grooms, Drake, and Hall had no reports.

C. Report from Town Manager/Town Departments

Town Manager Sewell gave the Council the following report:

- Assistant Town Manager Nichols gave a report on the Council Chambers AV System. It had been serviced and some recommendations for better performance recommendations will be brought to the Council in the future for optimal system performance.
- Town Manager Sewell reported:
 - The Town's approved Economic Development shared position with Waxhaw and the county was continued to be explored. Staff was working with Monroe Union County Economic Development Commission to develop a concrete plan to bring back to Council.
 - Due to the Council's approval in the Consent Agenda of the Duke Energy Settlement Agreement, staff could now work with NCDOT to turn the Potter/Pleasant Plains project over to NCDOT.
- Police Chief Dennis Franks reported that the department was participating in No Shave November benefitting Hometown Heroes.

3. Agenda Approval

Council Member Ayers made the motion to approve the Agenda as presented. The motion received Council's unanimous support after a second from Council Member Richardson.

4. Development Finance Initiative (DFI) Downtown Process Update Presentation

Sonya Turner and Eric Thomas with Development Finance Initiative (DFI) were present to report to the Council the first phase of information on the Downtown Process. This presentation is attached to these minutes and therefore incorporated herein.

The next steps on these projects would be to bring back to Council the site analysis, financial analysis, and final recommendations by February 2023.

5. Parks and Recreation Items

A. Introduction of new Parks and Recreation Employee

Parks and Recreation Director Eunice McSwain introduced new employee Tori Crowe, Parks and Recreation Special Events Coordinator, to the Council.

B. Maintenance Supervisor Position Conversion Discussion

Ms. McSwain presented the Council with a proposal to convert a current maintenance position into a maintenance supervisor position. Ms. McSwain's presentation on this proposal is attached to these minutes and therefore incorporated herein.

After Council discussion on this proposal, Council held consensus to gather more information on the item before making a decision and pause the hiring on the vacant position. Ms. McSwain will bring Council back some more information on costs of parks maintenance.

Council Member Richardson made the motion to excuse Council Member Drake. The motion was seconded by Council Member Scholl. The motion was passed unanimously by Council.

Council Member Drake left the meeting at 8:38 p.m.

6. Code of Ordinances Amendment to Chapter 90.17 – Junk Motor Vehicle Regulated

Code Enforcement Officer Ruben Ortiz presented the Council with a proposed to amend Code of Ordinances Amendment to Chapter 90.17 – Junk Motor Vehicle Regulated in order to aid in the ease of enforcement, enhancing the Town's aesthetics, and enable the citizens other options to come into compliance in regard to junk motor vehicles. Mr. Ortiz's presentation is attached to these minutes and therefore incorporated herein.

Council Member Richardson made the motion to approve the Ordinance to Amend the Code of Ordinances Chapter 90.17 – Junk Motor Vehicle Regulated. The motion was seconded by Council

Member Ayers and approved unanimously by the Council. The Ordinance to Amend the Code of Ordinances Chapter 90.17 – Junk Motor Vehicle Regulated is attached to these minutes and therefore incorporated herein.

7. Finance Department Presentation

1st Quarter Report

Finance Officer Marsha Gross review the 1st Quarter Financial Report with the Council. This report is attached to the minutes and therefore incorporated herein.

8. Chestnut/Matthews-Weddington Roundabout Landscape Plan (Richardson)

Request Staff to research initial design costs

Council Member Richardson requested Council to ask staff to bring about proposal for planting at the roundabout in District 6 at the Solis Apartment Complex.

Council Member Richardson made the motion to direct staff to determine a cost and landscaping plan to enhance the plantings at the Chestnut/Matthews-Weddington Roundabout. The motion as seconded by Council Member Scholl and passed unanimously.

9. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Grooms, and the motion received unanimous support. The meeting was adjourned at 9:39 p.m.

Approved on December 12, 2022.

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