

**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 January 24, 2022, via Zoom, a virtual electronic platform, due to the North Carolina declared state of emergency because of COVID-19. Public could access the meeting via phone (1-646-558-8656), web link (<https://us06web.zoom.us/j/83424386414?pwd=MGRMS0FnZVRcN3g4c012UU5FbFp4QT09>) or the Zoom app (Meeting ID: 834 2438 6414; Password: 921892).

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; Kolleen Dickinson, Code Enforcement Officer; and Ashley Platts, Parks and Recreation Director.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

No one joined the meeting who wanted to give public comments.

1. Agenda Approval

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

2. Consent Agenda

A. Fee Schedule

B. Ordinance Adopting Supplement 12 of the Code of Ordinances

Council Member Richardson made the motion to adopt the Consent Agenda as presented. The motion was passed unanimously by Council after a second from Council Members Ayers. The Ordinance Adopting Supplement 12 of the Code of Ordinances is attached to these minutes and therefore incorporated herein.

3.A. TX21.12.01, TX21.12.02, TX21.12.03, & Code of Ordinance Changes

Mayor Dunn opened the public hearing. Town Planner Hsiang presented the Council with the changes to TX21.12.01, TX21.12.02, TX21.12.03, & Code of Ordinance Changes regarding the Planning Board and Board of Adjustment consistency throughout Town documents. This presentation is attached to these minutes and therefore incorporated herein.

- TX21.12.01, amending the Planning Board membership number

There was no public joining the meeting wishing to comment on this item. Council Member Richardson made the motion to approve TX21.12.01 as written and Council Member Hall seconded the motion. The motion passed by a 5 to 1 vote with Council Member Scholl opposing.

The Statement of Reasonableness and Consistency for TX21.12.01 was read into the record by Mayor Dunn was moved to be approved by Council Member Ayers. Council Member Grooms seconded the motion which was approved unanimously by Council. The Statement of Reasonableness and Consistency for TX21.12.01 is attached to these minutes and therefore incorporated herein.

- TX21.12.02, amending the Planning Board alternate membership appointments and duties

There was no public joining the meeting wishing to comment on this item. Council Member Richardson made the motion to approve TX21.12.02 as written and Council Member Ayers seconded the motion. The motion passed by a 5 to 1 vote with Council Member Scholl opposing.

The Statement of Reasonableness and Consistency was read into the record by the Mayor and Council Member Grooms made the motion to approve the Statement of Reasonableness and Consistency for TX21.12.02. Council Member Ayers seconded the motion which was approved unanimously by Council. The Statement of Reasonableness and Consistency for TX21.12.02 is attached to these minutes and therefore incorporated herein.

- TX21.12.03, amending the Board of Adjustment membership number

There was no public joining the meeting wishing to comment on this item. Council Member Richardson made the motion to approve TX21.12.03 as written and Council Member Ayers seconded the motion. The motion passed unanimously by Council.

The Statement of Reasonableness and Consistency was read into the record by the Mayor and Council Member Ayers made the motion to approve the Statement of Reasonableness and Consistency for TX21.12.03. Council Member Grooms seconded the motion which was approved unanimously by Council.

The Statement of Reasonableness and Consistency for TX21.12.03 is attached to these minutes and therefore incorporated herein.

- Board of Adjustment Code of Ordinance Change 32.10(B)(1), amending the Board of Adjustment membership number consistency and duties

There was no public joining the meeting wishing to comment on this item. Council Member Richardson made the motion to approve Board of Adjustment Code of Ordinance Change 32.10(B)(1) and Council Member Ayers seconded the motion. The motion was passed unanimously by the Council. The Ordinance amending the Board of Adjustment Code of Ordinance 32.10(B)(1) is attached to these minutes and therefore incorporated herein.

- Board of Adjustment Rules of Procedure 5.2(D), amending the Board of Adjustment membership number

There was no public joining the meeting wishing to comment on this item. Council Member Richardson made the motion to approve the change to the Board of Adjustment Rules of Procedure 5.2(D). The motion was approved unanimously by Council after a second from Council Member Hall.

Mayor Dunn then closed the public hearing.

4. Police Department Incentive Pay

Chief Franks presented the Council option for Police Department Incentive Pay. This presentation is attached to these minutes and therefore incorporated herein.

Council Member Scholl made the motion to approve the Police Department Incentive Pay as presented. The motion received Council's unanimous support after a second from Council Member Hall.

Council Member Scholl made the motion to suspend the rules and add Planning Board Appointment to the Agenda as Agenda Item 4.A. to which Council approved unanimously.

4.A. Planning Board Appointment

Council Member Scholl made the motion to appoint Laurie Wojtowicz to a full membership on the Stallings Planning Board with term expiration of 03-31-2023. Council Member Hall seconded the motion to which Council approved unanimously.

5. Code Enforcement Issues

(A) Fence Ordinance Changes

Code Enforcement Officer Kolleen Dickinson explained the fence ordinance changes being proposed by staff. The changes were approved by the Planning Board. Ms. Dickinson's presentation is attached to these minutes and therefore incorporated herein.

Council Member Scholl made the motion to the approve the fence ordinance changes to which Council Member Ayers seconded. The Ordinance Amending Code of Ordinances, Title IX General Regulations, Chapter 93, Public Health and Safety Matters; Public Nuisance, Section 93.01 Abatement of Unsanitary and Unsafe Conditions is attached to these minutes and therefore incorporated herein.

(B) Possible Demolition of Parcel 07102034B

Code Enforcement Officer Kolleen Dickinson explained that the building at this location, 12008 Stallings Commerce Drive, did not have any building inspections issues. The building was functional and could be used right away. Demolition of the building would cost between \$11,500 and \$14,950 as long as there was no asbestos present.

Council held consensus to have staff collect bids that did not include the demolition of the pad and asphalt. Council also requested the staff request the owner cost share in the expense.

6. Annual Retreat Agenda

Town Manager Sewell shared the draft agenda with the Council for the Annual Retreat which had been created by the Annual Retreat Subcommittee and the Consultant Curt Walton. Council held consensus to use the draft agenda for its annual retreat meeting.

7. 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 8:16 p.m.

Approved on February 14, 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