

**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 February 26, 2024, 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, Graham Hall, Brad Richardson and Laurie Wojtowicz.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Stuart Valzonis, Planning Technician; Kevin Parker, Town Engineer; Marsha Gross, Finance Officer; 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.

Public Comments

Jan Ringling, broker for Hope Baptist Church, stated that she had presented to Council individually an alternative option for 2725 Old Monroe Road. She believed it would create foot traffic that the Council wanted.

Special Presentation

Chief Franks presented Corporal Josh Helms and Officer Tyler Dennis Life Saving Awards for saving a suicidal male's life on a recent call.

1. Agenda Approval

Mayor Dunn requested moving Agenda Item 5, *Keller Williams Commercial (KWC) - 2725 Old Monroe Road*, to Agenda Item 1.A. Council Member Hall made the motion to approve the Agenda with the changes above. The motion was seconded by Council Ayers to which Council approved unanimously.

1.A. Keller Williams Commercial (KWC) - 2725 Old Monroe Road
Original Agenda Item 5

Broker Matthew Hagler and Scott Greene were present to discuss the leasing process, details, and updated for 2725 Old Monroe Road. They reported:

- The building has 1”+ water line on the property which was larger than originally thought.
- Union County would no longer give letter of intents for sewer capacity.
- The Council would receive a list of all diverse types of interested parties in the property.
- They were expecting to receive a LOI in the next week from someone who met the desired use the Council requested.

2. RZ23.12.01

A. General Rezoning C-74 to IND

Council Member Ayers made the motion to recuse Council Member Richardson from voting due to his professional occupation of managing the Moser Group’s retirement plan. The motion was unanimously passed by Council after a second from Council Member Hall. Mayor Dunn then opened the public hearing.

Planning Director Hsiang explained this was a request from the Moser Group for a general rezoning for 100 Sherin Ln PID#07102161A from US 74 Commercial (C-74) to Industrial (IND). Staff and Planning Board recommended approval of the request. The Staff Report on this request is attached to these minutes and therefore incorporated herein.

Applicant Tom Crouch with the Moser Group explained that the tenant of the property was out of compliance and the rezoning would bring the tenant into compliance.

There was no public present to speak on the rezoning. Mayor Dunn then closed the public hearing.

Council Member Scholl made the motion to approve RZ23.12.01. The motion was passed unanimously by the Council after a second from Council Member Ayers.

B. Statement of Consistency and Reasonableness

Mayor Dunn read the Statement of Consistency and Reasonableness for RZ23.12.01 into the record. Council Member Scholl made the motion to approve the Statement of Consistency and Reasonableness for RZ23.12.01 to which Council Member Hall seconded. The motion passed unanimously by the Council. The Statement of Consistency and Reasonableness for RZ23.12.01 is attached to these minutes and therefore incorporated herein.

3. TX24.01.01

A. Principal v Primary

Mayor Dunn opened the public hearing. Stuart Valzonis, Planning Technician, explained that this was a request from Staff to amend the definition of principal structure Stallings Development Ordinance Article 3. The new language would read:

“PRINCIPAL STRUCTURE. A structure (or structures) in which the principal use of the lot or property is conducted. This term is interchangeable with the term primary structure. See PRIMARY STRUCTURE.

PRIMARY STRUCTURE: A structure (or structures) in which the principal use of the lot or property is conducted. This term is interchangeable with the term principal structure. See PRINCIPAL STRUCTURE.”

There was no public to speak on the text amendment. Mayor Dunn then closed the public hearing.

The motion was made by Council Member Wojtowicz to approve TX24.01.01. Council Member Ayers seconded the motion, and the Council supported the motion unanimously.

B. Statement of Consistency and Reasonableness

Mayor Dunn read the Statement of Consistency and Reasonableness for TX24.01.01 into the record. Council Member Ayers made the motion to approve the Statement of Consistency and Reasonableness for TX24.01.01. The motion received the Council’s unanimous support after a second from Council Member Scholl. The Statement of Consistency and Reasonableness for TX24.01.01 is attached to these minutes and therefore incorporated herein.

4. Finance Items

A. Audit Presentation

Emily Mills, Partner with Potter and Company, thanked the Council for allowing Potter and Company to perform the audit for the Town. Ms. Mills issued an unmodified opinion for the fiscal year ending June 30, 2023 Audit which was the highest level of support for an audit and was considered a “clean opinion.” The complete audit of the Town can be reviewed at the Town Hall.

Due to the Audit being late (due to Staff turnover), and two findings on the Powel Bill Report and untimely reconciliations, the Local Government Commission (LGC) requires the majority of the Council to sign a letter noting the response from the Town.

B. Local Government Commission Letter from Council

This letter would be brought back to the Council at its next meeting for signatures.

Interim Finance Officer Gross reviewed the financial statements with the Council. This presentation is attached to these minutes and therefore incorporated herein.

5. Keller Williams Commercial (KWC)

2725 Old Monroe Road

This item was moved to Agenda Item 1.A.

6. Community Committee Application Consideration

Council Member Scholl made the motion to appoint Ernie Roy to the Community Committee with term ending 03-31-2026. The motion was passed unanimously by Council after a second from Council Member Hall.

7. Chestnut Turn Lane (Dunn)

Mayor Dunn requested a summary of the Chestnut Turn Lane Project.

Town Manager Sewell and Engineering Director Parker gave a summary on the project:

- A Town approved subdivision was located by an NCDOT road, Chestnut Lane.
- NCDOT called for called for left turn lane (in and out) for the neighborhood.
- Developer, who was required to do the NCDOT's transportation improvements, was unable to secure the ROW property for the turn lane after making the legally required "reasonable effort." Therefore, the Developer was given permission not to follow the NCDOT plan.
- Government was not allowed to condemn property for the Developer.
- Stallings Staff tried to facilitate a compromise between the owner of the needed ROW and the Developer but was unsuccessful.
- Across the street from the area, was the property in the Town of Indian Trail and unincorporated Union County.
- There were also challenges in the area with water lines.
- It was noted that the residents of the neighborhood were not pleased with the traffic median there since the turn lane was not installed.

Council held discussion about situation and held consensus for Stallings Staff to speak with Indian Trail Staff about the situation to discuss possible solutions.

8. Balanced Score Card Mid-Year Report

Town Manager Sewell presented the Council with Balanced Score Card Mid-Year Report. The Balanced Score Card Mid-Year Report is available on the Town's website for inspection.

Micheal O'Neal, an Enquirer Journal Reporter, was present and introduced himself to the Council.

Mayor Dunn reported that he attended the Atrium Hospital West 2-Year Anniversary event.

Council Member Scholl announced he had been named the Vice Chairman of the Centralina Council of Governments Executive Committee.

9. 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 8:39 p.m.

Approved on April 8, 2024.

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