

**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 October 10, 2023, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Pro Tempore David Scholl; Council Members Steven Ayers, Heather Grooms, Graham Hall and Brad Richardson.

Those absent were: Mayor Wyatt Dunn; and Council Member Taylor-Rae Drake.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Stuart Valzonis, Planner I; Kevin Parker, Town Engineer; Jamie Privuznuk, Finance Officer; and Eunice McSwain, Parks and Recreation Director.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Pro Tempore David Scholl welcomed everyone to the meeting and Council Member Ayers delivered the invocation. Mayor Pro Tempore Scholl then led the Pledge of Allegiance and called the meeting to order.

Public Comments

Dhaval Mehta, 407 Rachel Elizabeth Drive, was concerned with tennis courts availability in the Stallings Municipal Park. Private coaches arrive at 2 p.m. for private courses at 4 p.m. even though there is a no reservations policy in the park. He wanted to know if Stallings was getting any profits from the coaches.

Council Member Richardson arrived at 7:05 p.m.

1. Approval of Consent Agenda Items

- A. Minutes from the following meetings:
 - (1) 09-11-2023
 - (2) 09-11-2023 – closed
 - (3) 09-25-2023
- B. Police Department
 - (1) Taser Purchase Order
 - (2) Wrecker Service Agreement Amendment
- C. Social Media Policy

Council Member Hall made the motion to approve the Consent Agenda Items as presented. The motion was seconded by Council Member Grooms which passed unanimously by Council.

2. Reports

A. Report from the Mayor

The Mayor was not present to give a report.

B. Reports from Council Members/Town Committees

Council Members Hall and Grooms had no reports.

Council Member Ayers reported that during the regional WUMA meeting, traffic and sewer were discussed.

Council Member Scholl reported that the state budget allocated \$26M for sewer expansion in Union County.

Council Member Richarson had no report.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- Planning Director Max Hsiang introduced Planner I Stuart Valzonis to the Council.
- Parks and Recreation Director Eunice Donnelly reminded the Council of Stallings Fest on October 21. The Parks and Recreation Director also reported that the event the previous weekend was a success with the Police Department where bike safety was taught, and bike helmets which were obtained by a grant were handed out.

3. Agenda Approval

Council Member Richardson made a motion to approve the Agenda as presented. The motion was passed unanimously by Council after a second from Council Member Groom.

4. TX23.09.01

A. Acts of Sourdough, LLC

Mayor Pro Tempore Scholl opened the public hearing. Planning Director Hsiang explained Acts of Sourdough, LLC, a bakery products company, submitted a text amendment application to request Bakery and Bakery Products as a listed use (L) in the Vehicle, Service, and Repair (VSR) zoning district. The VSR zoning district was established to provide locations for specific uses (Automotive) that, due to their unique characteristics and importance to the community and the traveling public, require different criteria and specifications than typical commercial development. VSR has had several text amendments

to allow Medical Supplies, Flooring, and now Bakery. The VSR zoning was created only to allow automotive uses but was now moving towards more commercial. Staff recommended approval of the amendment as it was consistent with the area's future land use as Suburban Commercial Center.

Applicants Courtney Moody and Beth Cotromano were present to explain Acts of Sourdough, LLC which would provide sourdough bread starter kits, hand sewn bowl and jar covers, sourdough seasonings, sourdough jars, wholesale bread for vendors, classes, and recipe books. Acts of Sourdough, LLC, wanted a presence in the community and a place to operate its business as it had outgrown the private home of the owner.

No one was present to give public comment on the item. Mayor Pro Tem Scholl then closed the public hearing. Council Member Ayers made the motion to approve TX23.09.01 to which Council Member Grooms seconded the motion. The motion was approved unanimously by Council.

B. Statement of Consistency and Reasonableness

Council Member Hall made the motion to approve the *Statement of Consistency and Reasonableness for TX23.09.01*. Council Member Ayers seconded the motion to which Council unanimously approved. The *Statement of Consistency and Reasonableness for TX23.09.01* is attached to these minutes and therefore incorporated herein.

5. Chestnut/Matthews-Weddington Roundabout Landscaping Costs

Engineering Director Parker explained staff was directed by Council to obtain costs for implementing landscaping within the traffic circle and surrounding roadside maintenance at the Chestnut Lane and Matthews-Weddington Road Intersection.

The cost breakdown was:

- Total Cost to Install Landscaping - \$19,706.20
 - Installing Plantings - \$17,506.20
 - 40-hours of Watering - \$2,200
- Total Recurring Annual Maintenance Cost - \$5,460
 - Annual Contract for Roadside Mowing and Traffic Circle Maintenance - \$5,460

Council discussed the options for the roundabout. The motion was made by Council Member Richardson to 1) Approve the landscaping installation in the traffic circle for an amount of \$19,706.20; (2) Approve the recurring annual maintenance of the intersection for an amount of \$5,460; and (3) Authorize the Town Manager to execute a budget amendment for the landscaping installation and

recurring annual maintenance. Council Member Ayers seconded the motion to which the Council unanimously approved.

6. U-5808–US 74 and Chestnut Pkwy Agreement

Town Manager Sewell explained the Town of Indian Trail had led a multi-phase project with the goal of providing an alternate route for commuters to get from Highway 74 to Old Monroe Road. Phase 2 was NCDOT’s portion of the effort which, formally identified as Project U-5808, was mostly in Indian Trail, but a smaller portion was in Stallings. In March 2019, the Stallings Town Council voted to approve paying \$1,900 to NCDOT for the cost of powder coating the mast arm pole and two signal head pedestals (regarding U-5808). In August 2023, NCDOT reached out regarding this project and provided a new estimate of \$2,280 for the powder coating work.

Council Member Hall made the motion to not fund powder coating of the mast arm pole and two signal head pedestals for U-5808–US 74 and Chestnut Pkwy. Council Member Grooms seconded the motion. The motion failed by a 2 to 3 vote with Council Members Ayers, Scholl, and Richardson opposing.

Council Member Richardson made the motion to fund powder coating of the mast arm pole and two signal head pedestals up to \$2,280 and authorize the Town Manager to execute and implement the agreement on the Town’s behalf including issuing payment; and request staff bring back a budget amendment for Council approval. Council Member Ayers seconded the motion to which the Council unanimously approved. The motion passed by a 4 to 2 vote with Council Members Hall and Grooms opposing.

7. Adjournment

Council Member Hall moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 7:57 p.m.

Approved on November 13, 2023.

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