

**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 July 10, 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, Heather Grooms, and Graham Hall.

Those absent were: Council Members Taylor-Rae Drake 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 Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and Council Member Ayers 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. ARPA 4th Quarter Documents - Grant Project Ordinance Amendment

Council Member Ayers made the motion to approve the Consent Agenda Items as presented. The motion was seconded by Council Member Grooms which passed unanimously by Council. The *ARPA 4th Quarter Documents - Grant Project Ordinance Amendment* is attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from the Mayor

Mayor Dunn had no report.

B. Reports from Council Members/Town Committees

Council Members Hall and Grooms had no reports.

Council Member Ayers reported that WUMA had discussed the Union County sewer issues many times.

Council Member Scholl was appointed to be on the Legislative Affairs Committee for the NCLM.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- He recognized Parks and Recreation for their efforts with park events.
- He recognized Planning Director Max Hsiang for earning his AICP designation.
- Police Chief Franks reported that there would be a school supply drive and artisan market the following Saturday. He also reported that Det. Smith and K9 Lily tracked down robbers for the Town of Matthews.
- Parks and Recreation Director Eunice Donnelly reported that the back playground in Stallings Park had begun demolition; first annual book drive in Stallings Park would also be during the Parks and Recreation Committee Meeting for that month.
- Finance Officer Jamie Privuznuk reported that annual audit was underway.

3. Agenda Approval

Town Attorney Cox requested adding a closed session pursuant to NCGS 143-318.11(a)(3) as Agenda Item 8.C. Mayor requested moving Agenda 6, *Idlewild Road Widening Candidate Project Description Amendment*, to Agenda Item 3.A.

Council Member Scholl made the motion to approve the Agenda with the above noted changes to which Council Member Grooms seconded. The motion was passed unanimously by Council.

3.A. Idlewild Road Widening Candidate Project Description Amendment *Original Agenda Item 6*

Bjorn Hansen with Union County Planning Department was present to discuss the NCDOT Idlewild Road Widening Candidate Project Description Amendment. Mr. Hansen's presentation is attached to these minutes and therefore incorporated herein.

Council Member Ayers made a motion for staff to provide Union County with a letter of support for the rescoping of the Idlewild Road Widening Candidate Project. The motion was passed unanimously after a second from Council Member Grooms.

4. TX23.05.02 – Home Occupation

(Recessed from 06-26-2023)

A. To add text to Article 10.1-21, stating that automobile repair shops, body shops, and garages are not allowed as a home occupation.

Mayor Dunn reopened the public hearing. Planning Director Hsiang explained this text amendment would add text to Article 10.1-21, stating that automobile repair shops, body shops, and garages are not allowed as a home occupation. Staff was proposing to add all home occupation language as well as *“(C.) Without limiting the generality of the foregoing, automobile repair shops, body shops, and garages shall not be allowed as Home Occupations unless Conditional Zoning approval from Town Council is granted.”*

Mayor Dunn closed the public hearing. Council Member Ayers made the motion to approve TX23.05.02 – Home Occupation to which Council Member Hall seconded. The motion passed unanimously by Council.

B. Statement of Consistency and Reasonableness

Mayor Dunn read the *Statement of Consistency and Reasonableness for TX23.05.02 – Home Occupation* into the record. Council Member Scholl motioned to approve the *Statement of Consistency and Reasonableness for TX23.05.02 – Home Occupation*. The motion was approved unanimously after a second from Council Member Hall. The *Statement of Consistency and Reasonableness for TX23.05.02 – Home Occupation* is attached to these minutes and therefore incorporated herein.

5. Event and Programming Registration Fee Change/Addition

Parks and Recreation Director Donnelly explained this change/addition would allow for the Town to charge rates to non-residents and/or cover the costs of supplies for programming.

Council Member Scholl made the motion to adopt the Event and Program Participation Fee (\$5 - \$35) in the 2023-2024 Fee Schedule as presented. The motion was seconded by Council Member Hall and passed unanimously.

6. Idlewild Road Widening Candidate Project Description Amendment

Moved to Agenda Item 3.A.

7. Silverline Consultant (CRTPO grant) Selection Process

Planning Director Hsiang reminded the Council the Town was awarded the CRTPO Transportation Grant for up to \$100,000 to maximize positive development around the hospital/light rail (based on the 2023 annual council retreat). The plan was to update the Town's Monroe Expressway Small Area Plan and Comprehensive Land Use Plan and incorporate a Transportation Oriented Development (TOD) Overlay into the Stallings Development Ordinance (SDO) based on the future Silver Line alignment. Staff requested Town Council give the Town Manager the ability to approve the contract contingent on the Town Attorney's approval of up to \$125,000.

Council Member Hall made the motion to give the Town Manger the authority to approve the contract contingent on the Town Attorney's approval of up to \$125,000. The motion passed with Council's unanimous approval after a second from Council Member Scholl.

8. Annexation 57 – Lawyers Road

A. Certificate of Sufficiency

Assistant Town Manager Nichols presented the Council with the *Certificate of Sufficiency for Annexation 57 – Lawyers Road*. The *Certificate of Sufficiency for Annexation 57 – Lawyers Road* is attached to these minutes and therefore incorporated herein.

B. Resolution Fixing Public Hearing Date

Council Member Scholl made the motion to adopt the *Resolution Fixing Public Hearing Date for Annexation 57 – Lawyers Road*. The motion was passed unanimously by Council after a second from Council Member Grooms. The *Resolution Fixing Public Hearing Date for Annexation 57 – Lawyers Road* is attached to these minutes and therefore incorporated herein.

8.C. Closed Session Pursuant to NCGS 143-318.11(a)(3)

Council Member Hall made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3). The motion was passed unanimously by Council after a second from Council Member Ayers.

Council went into closed session at 7:58 p.m. and reconvened into open session at 8:11 p.m.

9. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Grooms , and the motion received unanimous support. The meeting was adjourned at 8:11 p.m.

Approved on August 14, 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