

**MINUTES OF THE TOWN COUNCIL MEETING
OF THE
TOWN OF STALLINGS, NORTH CAROLINA**

The Town Council of the Town of Stallings met for a meeting on October 12, 2020, at 7:00 p.m. 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://zoom.us/j/97040963672?pwd=LzhJV2tnYXpFVitoeFFQb2RSK2UxUT09>) or the Zoom app (Meeting ID: 970 4096 3672; Password: 970 4096 3672).

Those present and visible on camera were: Mayor Wyatt Dunn; Mayor Pro Tempore Lynda Paxton; Council Members Steven Ayers, Heather Grooms, John Martin, Brad Richardson, and David Scholl.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Marsha Gross, Finance Officer; Lynne Hair, Town Planner; Police Chief Dennis Franks; 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 Richardson delivered the invocation. Mayor Pro Tempore Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

Robert Ragon, 5000 Cinnamon Drive, stated he was disappointed that no sidewalks were added during the Chestnut Roundabout construction. He was also concerned about the speed limit leading up to the roundabout and requested the speed limit be 35 mph entering or exiting the roundabout.

1. Consent Agenda Items

A. Minutes from the following meetings:

- (1) 07-13-2020
- (2) 08-10-2020 – special
- (3) 08-10-2020 – closed
- (4) 08-10-2020

B. Tow Fee Schedule Update

- (1) Wrecker Services Agreement
- (2) Fee Schedule
- (3) Contractor Checklist

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

2. Reports

A. Report from the Mayor

Mayor Dunn had no report.

B. Reports from Council Members/Town Committees

Council Members Paxton, Richardson, and Martin had no reports.

Council Member Ayers reported the Western Union Municipalities Association had its first meeting. The question was raised if there would be any staff time allotted for this group with rotating Town hosting of meetings. The issue also came up between Wesley Chapel and Weddington regarding construction as well as mutual issues with NCDOT. Mr. Ayers also recognize the staff for the Staff Exchange location at Town Hall and reported that the Lt. Governor had a rally at the John Deere location behind Town Hall.

Council Member Groom had no report.

Council Member Scholl reported the Planning Board had a training session and reviewed expectations. He also reminded everyone that the Centralina Council of Government (CCOG) changed its name to the Centralina Regional Council (CRC). Mr. Scholl also participated in the Transportation Advisory Council Meeting where the Silver Line affecting growth was discussed. Council Member Scholl also commented that the Divide Golf Course new greens were great.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- The Governor's Phase 3 Reopening Plan did not make a large impact on Town operations and the staff would continue operating as it was currently to cover Town services.
- Town staff met with Union County officials to discuss county water/sewer issues and projected future needs.
- Parks and Recreation staff participated in the Atrium Health free masks giveaway in the park the previous week.

3. Agenda Approval

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

4. Open Space/Green Space Strategies (Martin) (Continued from 09-28-2020)

Council Member Martin reviewed the recommendations for the Open Space/Green Space

Strategies:

1. Amend Development Ordinance Article 21:
 - Increase open space % based on zoning district.
 - Establish percentages of parks/greenways, stream buffers and flood plain that can be used towards OS.
 - Make open space improvements specific to zoning district/use.
 - In developments where natural open space is used towards meeting minimum open space requirements, require that a % be used for improved open space.
 - Look at improved open space requirements and adjust based on what is appropriate for the zoning district/use.
 - Tie the Parks, Recreation and Greenway Master Plan to the Development Ordinance
2. Continue to acquire greenway and park land through the CZ, DA and permitting process.
3. Create an Open Space brochure/checklist for developers outlining all requirements and avenues for providing open space, emphasizing the importance of this resource.

Town Planner Hair would bring back pricing information from the Centralina Regional Council at the next meeting.

5. Quarterly Finance Report

Finance Officer Gross presented the Quarterly Finance Report to the Council. This report is attached to these minutes and therefore incorporated herein.

6. Downtown Committee Recap and Suggestions

Town Manager Sewell reviewed his memo with the Council recapping the Downtown Committee meetings and suggestions. This memo is attached to these minutes and therefore incorporated herein. He noted that suggested Council next steps were:

- Approve the Downtown Committee's recommendation that "District 1" be the core area to focus resources on.
- Approve the Downtown Committee's vision for the core area.
- Approve the Downtown Committee's suggested next steps as the desired general strategic direction.
- Direct staff to work towards the suggested next steps.

Council held consensus to have staff and Council begin reaching out to Stallings business/property owners in the downtown core area to discuss potential downtown area plans and ideas and have staff bring back findings to the Council at the next meeting.

7. Virtual vs. In-Person Meetings

Assistant Town Manager Nichols explained the various set-ups for the meeting options. She reviewed her memo to Council regarding this topic which is attached to these minutes and therefore incorporated herein.

Council held consensus to continue meeting virtually through the end of the calendar year. Council would reconsider its 2021 meeting plans at the end of November 2020.

8. Closed Session pursuant to NCGS 143-318.11(a)(5)

Council Member Scholl made the motion to go into closed session pursuant to NCGS 143-318.11(a)(5). The motion was seconded by Council Member Paxton and passed unanimously by the Council.

Council went into closed session at 8:49 p.m. and reconvened back into open session at 9:21 p.m.

9. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Richardson, and the motion received unanimous support. The meeting was adjourned at approximately 9:22 p.m.

Approved on December 14, 2020.

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