

**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 April 11, 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, Graham Hall and Brad Richardson.

Those absent were: Mayor Wyatt Dunn; Council Members Taylor-Rae Drake and Heather Grooms.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Patrick Blaszyk, Planning Technician; Kevin Parker, Engineering Director; Jamie Privuznuk, Finance Officer; and Eunice Donnelly, Parks and Recreation Director.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Pro Tempore 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

James Helms, 3716 Birchdale Court, was concerned with someone working a business out of his home and conducting it seven days a week doing vehicle body work and paint work. Below that home was a drug house on Pinecliff Court that had been busted before. People were living in campers and were working all through people's yards around the clock. Mr. Helms said he could not have his family over because of these issues. He then thanked the Council for listening to him.

1. Approval of Consent Agenda Items

- A. Minutes from the following meetings:
 - (1) 03-13-2023
 - (2) 03-27-2023
- B. Resolution Opposing Senate Bill 317 and House Bill 562
- C. Grant Policy Amendment
- D. Resurfacing, Inspection and Material Testing Contract Approval

Council Member requested removing Consent Agenda Item 1.C., *Grant Policy Amendment*, from the Consent Agenda and adding it to the regular Agenda as Agenda Item 6.A. Council Member Hall made

the motion to approve the Consent Agenda Items with the above noted change. The motion was seconded by Council Member Richardson which passed unanimously by Council. The *Resolution Opposing Senate Bill 317 and House Bill 562* is attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from the Mayor

The Mayor was not present to give a report.

B. Reports from Council Members/Town Committees

Mayor Pro Tem Scholl had no report.

Council Members Hall and Richardson had no reports.

Council Member Ayers reported that sewer was the main topic at the WUMA meeting.

C. Report from Town Manager/Town Departments

Town Manager Sewell informed the Council that he would be sharing the first draft budget with the Council within the week. Several items, including cost of all items and lower revenue projections, influenced the budget that would be presented.

Parks and Recreation Director Donnelly reported that Spring Break activities were happening in the parks across Town. She reported that she applied for a bike initiative grant which was received for 100 bike helmets. Helmets will be handed out at Privette Park and conduct a bike safety day.

Planning Director Hsiang reported that the department received a CRTPO Transportation Grant in the amount of \$125,000 for updating several Town plans.

3. Agenda Approval

Council Member Richardson made a motion to approve the Agenda as presented with the addition of Agenda Item 6.A., *Grant Policy Amendment*, which was removed from the Consent Agenda. The motion was passed unanimously by the Council after a second from Council Member Hall.

4. TX23.02.01

Mayor Pro Tem Scholl opened the public hearing. Patrick Blaszyk, Planning Technician, explained that this was a text amendment to Article 2.10-2 Accessory Structures located in Setback to implement limitations on the size and quantity of accessory structures in the Town of Stallings. He reviewed the

new, proposed language with the Council. Staff recommended approval of TX23.02.01 as well as the Planning Board. The staff report on this item is attached to these minutes and therefore incorporated herein.

There was no one present who wanted to speak at the public hearing. Mayor Pro Scholl then closed the public hearing. Council Member Richardson made the motion to defer this item until the next Council Meeting and work with staff on more data points about the proposed text amendment. Council Member Ayers seconded the motion. The motion passed by a 3 to 1 vote with Mayor Pro Tem Scholl opposing.

5. TX23.03.02

Mayor Pro Tem Scholl opened the public hearing. Planning Director Hsiang explained this text amendment would require conditional zoning (CZ) for Single-Family residential uses in the Mixed Use 1 & 2 Zoning Districts. The Planning Board recommended approval of TX23.03.02 as well as staff.

Council Member Hall made the motion to approve TX23.03.02. The motion was passed unanimously by the Council after a second from Council Member Ayers.

Council Member Richardson moved to the approve the Statement of Consistency and Reasonableness for TX23.03.02. Council Member Hall seconded that motion to which Council approved unanimously. The Statement of Consistency and Reasonableness for TX23.03.02 is attached to these minutes and therefore incorporated herein.

6. Storm Water Budget Re-Appropriation

Engineering Director Parker presented the Council with a general stormwater update and requested a budget reallocation of \$80,000 from Twin Pines Phase 2 towards the current high-priority project list due to the increase of number of stormwater projects, scopes, and cost(s) of maintenance and repairs. This presentation is attached to these minutes and therefore incorporated herein.

Council Member Richardson made the motion to approve the Storm Water Budget reappropriation as requested by staff to (re)appropriate \$80,000 currently allocated for Twin Pines Phase 2 towards the general maintenance and repair for high-priority projects. Council Member Hall seconded the motion to which Council passed unanimously.

6.A. Grant Policy Amendment (Ayers)
Original Consent Agenda Item 1.C.

Council Member Ayers explained that he agreed with everything except for the bullet reading: *The Town will not be required to otherwise commit resources or maintain any services after the end of the grant period.* Mr. Ayers requested that bullet be eliminated.

Council debated the removal of the bullet. Council Member Ayers made a motion to defer the item until the next Council Meeting for further discussion. The motion was passed unanimously by the Council after a second from Council Member Scholl.

7. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 7:58 p.m.

Approved on May 8, 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