



May 8, 2023
 Stallings Government Center
 321 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

Town Council Agenda

	Time	Item	Presenter	Action Requested/Next Step
	7:00 p.m.	Invocation Pledge of Allegiance Call the Meeting to Order	Wyatt Dunn, Mayor	NA
	7:05 p.m.	Public Comment	Wyatt Dunn, Mayor	NA
1.	7:15 p.m.	Consent Agenda A. Minutes from the following meetings: (1) 04-11-2023 (2) 04-17-2023 – Special Budget (3) 04-24-2023 – Special Budget (4) 04-24-2023	Wyatt Dunn, Mayor	Approve Consent Agenda
2.	7:17 p.m.	Reports A. Report from Mayor B. Report from Council Members/Town Committees C. Report from Town Manager/Town Departments	Council and Staff	NA
3.	7:35 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve Agenda
4.	7:37 p.m.	Stallings 50 th Anniversary <i>Per Council Priorities</i>	Eunice Donnelly, Parks & Rec. Dir.	Discussion and possible action
5.	8:00 p.m.	Chestnut/Matthews-Weddington Road Roundabout (<i>Richardson</i>)	Brad Richardson, Council Member	Discussion and possible action
6.	8:10 p.m.	2023-2024 Budget* <i>*Continuation of discussion if necessary</i>	Alex Sewell, Town Manager	Discussion and possible action
7.	8:45 p.m.	Closed Session Pursuant to NCGS 143-318.11(a)(3) and (4); and (5) regarding NCDOT's acquisition of property for the right of way parcels 07-126-007A,07-126-008, and 07-129-316	Wyatt Dunn, Mayor	Recess into closed session
8.	9:00 p.m.	Adjournment	Wyatt Dunn, Mayor	Motion to adjourn

**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 _____, 2023.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

**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 17, 2023, at 5:30 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, Heather Grooms, Graham Hall and Brad Richardson.

Those absent were:

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 Karen Reid, Human Resources Director.

1. Call the Meeting to Order

Mayor Dunn called the meeting to order.

2. FY23-24 Budget Discussions

Town Manager Sewell and Finance Office Privuznuk presented the Council with:

- Budget Summary
 - The Town was in a good financial position.
 - The Town would need to increase taxes for the Town to maintain healthy fund balances, continue to provide current service levels or continue to enhance services, and achieve the long-term goals of the Town.
 - Financial pressures are converging for the FY 23-24 Budget.
 - All costs, labor and products, were increasing.
 - Service levels were being enhanced.
 - Request to increase Stormwater fees.
- FY2023-24 Draft Operation Budget Overview
- Revenue Forecasting and Reserves
- Budget Development Process

Those presentations are attached to these minutes and therefore incorporated herein.

3. K9 Lily

Chief Franks explained that K9 Lily had terminal cancer and would need a \$6000-7000 treatment to extend her life by six months. Lily's handler would like to set up a community Go Fund Me page, with Council's approval, to page for the treatment.

Council held consensus to allow the handler to set up the Go Fund Me page for the cost of K9 Lily's treatment and for the Town to make up the difference up to \$7000 if the amount raised is less than \$7000.

4. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at 7:22 p.m.

Approved on _____, 2023.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

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**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 24, 2023, at 5:00 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, Heather Grooms, Graham Hall and Brad Richardson.

Those absent were: Mayor Wyatt Dunn and Council Member Graham Hall.

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 Karen Reid, Human Resources Director.

1. Call the Meeting to Order

Mayor Pro Tempore Scholl called the meeting to order.

2. FY23-24 Budget Discussions

Town Manager Sewell reviewed with the Council the Staff's homework items that were carried over from 04-17-2023 Budget meeting.

Department Heads presented Council with each department's budget and the factors that influenced the budgets. The presentation information is attached to these minutes and therefore incorporated herein.

- **Debt Service** – Finance Officer Jamie Privuznuk
Debt Service on General Government Building could not be paid off prior to January 11, 2024 without penalty. Principal balance for the loan was \$1,750,800 as of April 20, 2023. The principal payment of \$291,800 was paid annually. The Town paid approximately \$4000/month in interest.
- **General Government** – Asst. Town Mgr. Erinn Nichols and Human Resources Director Karen Reid
Proposed Budget: \$1,709,153 (-3.3%/\$59,147 decrease)
- **Sanitation** - Asst. Town Mgr. Erinn Nichols
Proposed Budget: \$1,400,000 (29 %/\$290K increase)

- **Planning and Zoning Budget** – Planning Director Max Hsiang
Proposed Budget: \$548,476 (12.9%/\$62K increase)
- **Streets and Highways Budget** – Engineering Director Kevin Parker
Proposed Budget: \$240,802 (-60.9%/\$370.7K decrease)
- **Public Works Budget** – Engineering Director Kevin Parker
Proposed Budget: \$639,481 (-15.7%/\$119K decrease)
- **Stormwater Fund Budget** – Engineering Director Kevin Parker
Proposed Budget: \$1,120,806 (43.7%/\$340K increase)

3. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 6:40 p.m.

Approved on _____, 2023.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

**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 24, 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 and Brad Richardson.

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

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; Eunice Donnelly, Parks and Recreation Director and Karen Reid, Human Resources 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

No one was present to give public comment.

Mayor Pro Tempore Scholl congratulated Council Member Hall on the birth of his new child.

1. Approval of Consent Agenda Items

- A. FY2022-2023 Audit Contract
- B. ARPA – Amended Project Grant Ordinance for 3rd Quarter
- C. Wright v. Stallings et al. Settlement Agreement

Council Member Richardson made the motion to approve the Consent Agenda Items with the above noted change. The motion was seconded by Council Member Ayers which passed unanimously by Council. The ARPA – Amended Project Grant Ordinance for 3rd Quarter is attached to these minutes and therefore incorporated herein.

2. Agenda Approval

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

3. TX23.03.01

Mayor Pro Tempore Scholl opened the public hearing. Town Planner Hsiang explained this was a request to amend Article 9.8-3 (B) (1.) (e.) to allow for trailers and portable offices for the housing of on-site staff management if the trailers were at least 50' from the property lines and the lot was at least five acres or greater in size. The Planning Board recommend approval and suggested recommendations. The Staff Report on this item is attached to these minutes and therefore incorporated herein.

Walter Field was present on behalf of his client, Catalyst Properties, specializing in supply change logistics. The applicant would like an onsite office.

No one was present to comment as a part of the public hearing. Mayor Pro Tem Scholl closed the public hearing. Council Member Richardson made the motion to approve TX23.03.01 as follows:

9.8-3 (B) (1.)

e.) Trailers (mobile and/or manufactured units) may only be used as permanent highway buildings if the property is five acres or more. Trailers and portable offices may only include an on-site management office to house staff for the management and operation of the site under the following conditions:

- (1.) Located at least 50' from the front property line.*
- (2.) Completely behind a primary structure.*
- (3.) Only one such on-site management office trailer is allowed.*

Council Member Ayers seconded the motion to which the Council approved unanimously.

Council Member Richardson made a motion to approve the Statement of Consistency and Reasonableness for TX23.03.01 and read it into the record. The motion was approved unanimously after a second from Council Member Grooms. The Statement of Consistency and Reasonableness for TX23.03.01 is attached to these minutes and therefore incorporated herein.

4. TX23.02.01

Deferred from 04-11-2023

Planning Technician Blaszyk informed the Council that staff was withdrawing the request in order to further consider the changes to the text amendment.

5. Grant Policy Amendment

Town Manager Sewell reminded the Council that this item was deferred from the 04-11-2023 Council meeting. Council Member Ayers had concerns with the bullet which stated: *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 held discussion on the bullet. Council Member Richardson made the motion to add "*in excess of \$20,000 annually.*" at the end of the bullet in question. The motion was passed unanimously by Council after a second from Council Member Grooms. The complete amended Grant Policy Amendment is attached to these minutes and therefore incorporated herein.

6. 2023-2024 Budget

Council did not have any additional discussion on the 2023-2024 Budget.

7. 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 7:34 p.m.

Approved on _____, 2023.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



MEMO

To: Stallings Town Council
From: Eunice McSwain, Stallings Parks & Recreation - Director
Via: Alex Sewell, Town Manager
Date: May 8th, 2023
RE: **50th Year Anniversary – Town of Stallings**

Background/Issue:

The Town of Stallings was incorporated on June 24th of 1975. The Town of Stallings Parks and Recreation Department is looking to start the conversation and seek input from the Town Council to create a cohesive vision for the 50th anniversary approaching in 2025.

Proposal/Solution:

The Parks and Recreation Department suggests getting a plan in place to start preparing for the 50th year anniversary of the Town in 2025. After conducting a short survey in February, below are the most popular answers to each question:

- How long council would like to celebrate the 50th anniversary.
 - One Day
- What time of year council prefers to host the 50th anniversary?
 - Spring
- Would the council like to combine the 50th anniversary with Stallings Fest?
 - Yes
- Would you bill willing to add more funds in the budget towards the 50th Anniversary?
 - Yes

The Parks Department requests Council discuss the survey results particularly the budget for the event.

Requested Actions:

- 1) Finalize the budget for the Stallings 50th Anniversary Celebration.