

**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 September 27, 2021, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

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

Those absent were: Mayor Wyatt Dunn.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Assistant Chief James Perry; Matthew West, Planning Technician; Bo Conerly, Interim Town Engineer; Ashley Platts, Parks and Recreation Director; and Mac McCarley, Planning Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Pro Tempore Lynda Paxton welcomed everyone to the meeting and Council Member Richardson delivered the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

Robert Ragon, wanted to discuss property taxes and make people aware of the disparities in property taxes and acreage. He requested that as Council looked at high density development keep property taxes in mind.

Joyce Rubert, 3026 Fresia Place, thanked the Council and Kolleen Dickson for mowing the grass on Old Monroe Road. However, she stated she was upset that Mr. Moser had not mowed that property since. Ms. Rubert also did not feel one strip on each side of sidewalks on Old Monroe Road was enough to enjoy the sidewalk. She also thanked Interim Town Engineer Bo Conerly for keeping her up to date.

1. Consent Agenda
 - A. Country Woods/Scaleybark Traffic Calming Devices
 - B. NCLM Letter Approval

Council Member Scholl made the motion to approve the Consent Agenda as presented. The motion passed unanimously after a second of Council Member Richardson.

2. Agenda Approval

Mayor Pro Tem Paxton suggested the following changes:

- Adding Agenda Item 8.A., *Emergency Vehicles Purchase*
- Removing Agenda Items 4.E. and 4.F., *RZ 21.08.05 – 5741 Stevens Mill Rd and RZ 21.08.06 – 132 Stallings Rd*
- Remove Agenda 6, *Union West Business Park (Ayers) (per Council Member Ayers)*

Council Member Richardson made the motion to approve the Agenda with the above listed changes. Council Member Grooms seconded the motion to which Council supported unanimously.

3. CZ21.04.01 – CZ – Ag - (Deferred from 08-09-2021)

The applicant requested to defer this item until a later date to be determined.

Council Member Richardson made the motion to defer this item until a future date to be determined. The motion was passed unanimously after a second from Council Member Ayers.

4. Re-Zonings from MU-2 to SFR-1

Mayor Pro Tem Paxton opened the public hearing. Planning Technician Matthew West presented the Staff Report for Agenda Items 4.A.-D. This Staff Report is attached to these minutes and therefore incorporated herein. The Planning Board recommended approval of these requests.

Bob Rehealey, 5950 Stevens Mill Road co-owner, was very shocked about rezoning. He thought his property got thrown in with another rezoning. He was just requesting the property zoning back like it was originally. He did not feel there was any reason that residents should suddenly change to MU.

Eric Duncan, 5749 Stevens Mill Road, moved there before Stallings was incorporated and bought his property in 1999. He would like it to be rezoned back the way it was. He was happy where they were and would like to stay there.

Mayor Pro Tem Paxton closed the public hearings

A. RZ 21.08.01 – 5950 Stevens Mill Rd

Council Member Scholl made the motion to approve RZ 21.08.01 – 5950 Stevens Mill Rd. Council Member Ayers seconded the motion which was passed unanimously by Council.

The Statement of Consistency and Reasonableness - RZ 21.08.01 – 5950 Stevens Mill Rd was read into the record by Council Member Richardson. The motion was made by Council Scholl to approve the Consistency and Reasonableness - RZ 21.08.01 – 5950 Stevens Mill Rd to which Council Member Ayers seconded. Council supported the motion unanimously. The Statement of Consistency and

Reasonableness - RZ 21.08.01 – 5950 Stevens Mill Rd is attached to these minutes and therefore incorporated herein.

B. RZ 21.08.02 – 5916 Stevens Mill Rd

Council Member Grooms made the motion to approve RZ 21.08.02 – 5916 Stevens Mill Rd.

Council Member Ayers seconded the motion which was passed unanimously by Council.

The Statement of Consistency and Reasonableness - RZ 21.08.02 – 5916 Stevens Mill was approved unanimously by Council after a motion by Council Member Grooms and a second by Council Member Richardson. The Statement of Consistency and Reasonableness - RZ 21.08.02 – 5916 Stevens Mill Rd is attached to these minutes and therefore incorporated herein.

C. RZ 21.08.03 – 5912 Stevens Mill Rd

Council Member Ayers made the motion to approve RZ 21.08.03 – 5912 Stevens Mill Rd. Council Member Richardson seconded the motion which was passed unanimously by Council.

The Statement of Consistency and Reasonableness - RZ 21.08.03 – 5912 Stevens Mill Rd was approved unanimously by Council after a motion by Council Member Richardson and a second by Council Member Scholl. The Statement of Consistency and Reasonableness - RZ 21.08.03 – 5912 Stevens Mill Rd is attached to these minutes and therefore incorporated herein.

D. RZ 21.08.04 – 5749 Stevens Mill Rd

Council Member Richardson made the motion to approve RZ 21.08.04 – 5749 Stevens Mill Rd.

Council Member Ayers seconded the motion which was passed unanimously by Council.

The Statement of Consistency and Reasonableness - RZ 21.08.04 – 5749 Stevens Mill Rd was read into the record by Council Member Ayers. The motion was made by Council Grooms to approve the Consistency and Reasonableness - RZ 21.08.04 – 5749 Stevens Mill Rd to which Council Member Scholl seconded. Council supported the motion unanimously. The Statement of Consistency and Reasonableness - RZ 21.08.04 – 5749 Stevens Mill Rd is attached to these minutes and therefore incorporated herein.

E. RZ 21.08.05 – 5741 Stevens Mill Rd

This item was removed during Agenda approval.

Re-Zonings from TC to SFR-1

F. RZ 21.08.06 – 132 Stallings Rd

This item was removed during Agenda approval.

Mayor Pro Tem Paxton opened the public hearing. Council Member Scholl made the motion to defer the public hearing for RZ21.08.06 – 132 Stallings Road until November 8, 2021. The motion was passed unanimously and seconded by Council Member Ayers.

5. TX21.08.01 – Article 19, Stallings Unified Development Ordinance (Stormwater)

Planning Technician Matthew West and Interim Town Engineer Bo Conerly explained this was a request from staff for some minor text changes. The Planning Board heard the item and recommended unanimous approval. The presentation by Mr. Conerly as well as the Council Memo outlining all the changes are attached to these minutes and therefore incorporated herein.

Mayor Pro Tem Paxton opened the public hearing. No one was present to speak on the item. Mayor Pro Tem Paxton then closed the public hearing.

Council Member Richardson made the motion to approve TX21.08.01 – Article 19, Stallings Unified Development Ordinance (Stormwater). The motion was seconded by Council Member Scholl and passed unanimously by Council.

Council Member Ayers read the Statement of Reasonableness and Consistency for TX21.08.01 – Article 19, Stallings Unified Development Ordinance (Stormwater) in the record. The motion was then made by Council Member Richardson to approve the Statement of Reasonableness and Consistency for TX21.08.01 – Article 19, Stallings Unified Development Ordinance (Stormwater) which was seconded by Council Member Grooms. Council passed the motion unanimously. The Statement of Reasonableness and Consistency for TX21.08.01 – Article 19, Stallings Unified Development Ordinance (Stormwater) is attached to these minutes and therefore incorporated herein.

6. Union West Business Park (Ayers)

Tabled from 09-13-2021

This item was removed during the Consent Agenda.

7. Road Maintenance

Town Manager Sewell the Council that it added that \$275,000 to budget for road improvements and review road maintenance policies and procedures. Mr. Sewell reviewed with the Council his memo on this item regarding the current status of road maintenance and future suggestions. This memo is attached to these minutes and therefore incorporated herein.

Interim Town Engineer Conerly then described and reviewed the proposal policy and pavement management software. That presentation is attached to these minutes and therefore incorporated herein.

A. Pavement Management Policy

Council Member Richardson made the motion to approve the new Pavement Management Policy as presented. The Council passed this motion unanimously after a second from Council Member Grooms.

B. Pavement Management Software Purchase

Council Member Richardson made the motion to approve the purchase of the DRIVE Payment Management Software at \$20,000 with \$1,000 annual cost. The motion was passed unanimously by Council after a second from Council Member Scholl.

C. Authorize that town to contract out additional road implementation expansion - \$55,000

The motion was made by Council Member Richardson to authorize the Town to spend up to \$55,000 to contract out the initial expanded roadway inventory data work through Kimley Horn. The motion passed unanimous by Council after a second from Council Member Scholl.

Council Member Scholl made a motion to change to the order of procedure in order to hear Agenda Item 8.A. prior to Agenda Item 8. The motion received Council's unanimous support.

8. Balanced Scorecard Annual Report Presentation

Heard after Agenda Item 8.A.

Town Manager Sewell presented the Council with the Balanced Scorecard Annual Report. This report is attached to these minutes and therefore incorporated herein.

8.A. Police Vehicles

Heard prior to Agenda Item 8

Police Chief Franks explained due to supply change issues because of COVID-19, he had not been able to find any police cars in North Carolina. He had found only two dealerships across five states who had cars for purchase. Chief Franks needed to get Council's approval to purchase cars out of state and with less than three (3) bids as only two dealerships were able to bid.

The cars would be purchased from an out of state vendor and use \$40,000 of drug asset forfeiture funds to make the purchase.

Council Member Scholl made the motion to allow the Chief to purchase three (3) police vehicles out of state and use \$40,000 of asset forfeiture funds to upfit the vehicles. The motion received Council's unanimous support after a second from Council Member Ayers.

9. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Richardson, and the motion received unanimous support. The meeting was adjourned at 9:33 p.m.

Approved on November 8, 2021.

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