

**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 March 8, 2021, 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/98678066763?pwd=QkJWU1hacU96NU9oZU5oYXhmTGdmQT09>) or the Zoom app (Meeting ID: 986 7806 6763; Password: 922123).

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; Chris Easterly, Town Engineer; Ashley Platts, Parks and Recreation Director; Lynne Hair, Town Planner; Police Chief Dennis Franks; Melanie Cox, Town Attorney, and Mac McCarley, Planning Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and gave the invocation. He then led the Pledge of Allegiance and called the meeting to order.

1. Consent Agenda Items

- (1) Amended Budget Ordinance 5
- (2) Livescan Grant
- (3) Water/Sewer Policy Resolution

Council Member Paxton made the motion to approve the Consent Agenda as presented. The motion was seconded by Council Member Martin. Council passed the motion unanimously. Amended Budget Ordinance 5 and the Water/Sewer Policy Resolution is attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from the Mayor

Mayor Dunn reported that he had been in continued contact with Rep. Dean Arp regarding the Hotel Tax and hoped that Rep. Arp would continue to advocate for the tax for Stallings. Rep. Arp would also be addressing voter fraud.

B. Reports from Council Members/Town Committees
Council Members Martin, Scholl, and Grooms had no reports.

Council Member Ayers gave an update that WUMA would be inviting NCDOT to its next meeting regarding NCDOT roads resurfacing and maintenance.

Council Member Paxton reported that the survey for the Stallings Road property was complete and the due diligence would end on March 12, 2021. The closing on the property was slated for April 30, 2021 and the seller may request to maintain possession after closing until he found another home. Council Member Paxton also requested Council think about interest in the mobile home park and trading with Indian Trail.

C. Report from Town Manager/Town Departments
Town Manager Sewell reported on the following:

- Matthew West, Planning Technician, reviewed the new Current Development Projects page on the Town's website.
- Ashley Platts updated the Council on the Farmers Market stating that staff would be working towards an opening date of mid/late-May through September each Saturday. The staff would also be working on a plan for programming for the fall and winter.
- Thanked everyone for their work at the Annual Planning Conference the previous Saturday.
- Union County Property Tax Notices had been mailed and information was available on the county's website.
- NCDOT would like to reengage the Town on the Old Monroe Road project and would like final approval from Council so they can move forward with right-of-way acquisition. NCDOT would come to Council's second meeting of April to discuss.
- The final light rail public input meeting was held the previous week. CATS would be presenting the final recommendation at the end of March. CATS would join the Council's meeting at the first meeting in April.
- Idlewild Road Widening Project – NCDOT and the Town were unable to agree on a design. The Manager and Mayor Pro Tem Paxton would be meeting with NCDOT in March to discuss independent traffic studies and would bring back their findings to the Council.
- NCDOT was willing to allow Stallings to proceed with construction estimates for Pleasant Plain and Potters Road.

3. Agenda Approval

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

4. Real Estate Properties

A. 325 Stallings Road

Mayor Dunn opened the public hearing.

Town Manager Sewell reminded the Council this property was owned by Mr. Ted Flowe. The Town offered Mr. Flowe and wanted to purchase the property possibly for economic development purposes as it related to a downtown in addition to governmental uses.

There was no one joining the meeting who wished to give public comment on the property. Mayor Dunn then closed the public hearing.

Council Member Scholl made the motion to authorize the Town Manager to execute the closing documents for the purchase of 325 Stallings Road and approve Amended Budget Ordinance 7 which accounted for the purchase of 325 Stallings Road. The motion received Council's unanimous support after a second from Council Member Ayers. Amended Budget Ordinance 7 is attached to these minutes and therefore incorporated herein.

B. 329 Stallings Road

Mayor Dunn opened the public hearing.

Town Manager Sewell explained this purchased property possibly could be used for economic development purposes as it related to a downtown in addition to governmental uses. There was no one joining the meeting who wished to give public comment on the property. Mayor Dunn then closed the public hearing.

Council Member Ayers made the motion to approve the Resolution Changing the Intended Use of Parcel 07126010 with the correction of the address from 325 Stallings Road to 329 Stallings Road. Council Member Richardson seconded the motion to which Council approved unanimously. The Resolution Changing the Intended Use of Parcel 07126010 with the correction of the address from 325 Stallings Road to 329 Stallings Road is attached to these minutes and therefore incorporated herein.

5. TX21.01.01 – Bob Richards

Town Planner Hair presented the Council with a staff report for TX21.01.01 – Bob Richards reminding the Council that this item was originally heard on February 22, 2021. This presentation is attached to these minutes and therefore incorporated herein.

After discussion among the Council and the applicant, Council Member Scholl made the motion to deny TX21.01.01 – Bob Richards with Council Member Paxton seconding. The Council vote was a 3 to 3 tie with Council Members Grooms, Ayers, and Richardson voting against the motion. The Mayor broke the tie voting against the motion. Motion failed.

Council Member Richardson made the motion to approve TX21.01.01 – Bob Richards. The motion was seconded by Council Member Grooms and resulted in a 3 to 3 tie with Council Members Scholl, Martin, and Paxton voting against the motion. The Mayor broke the tie voting in favor of the motion. Motion passed.

Mayor Dunn read the Statement of Consistency and Reasonableness for TX21.01.01 – Bob Richards. The motion was made by Council Member Richardson to approve the Statement of Consistency and Reasonableness for TX21.01.01 – Bob Richards and seconded by Council Member Grooms. The motion passed by a 4 to 2 vote with Council Members Scholl and Paxton against the motion. The Statement of Consistency and Reasonableness for TX21.01.01 – Bob Richards is attached to these minutes and therefore incorporated herein.

6. CZ20.01.01 – The Charlotte Mecklenburg Hospital Authority

Town Planner Hair reminded the Council that it heard this item on February 22, 2021 and was a request by Atrium concerning the rezoning of a piece of property across the street (12027 Guion Lane) from the hospital site at Stallings Road/Hwy 74 in order to build a roundabout into the facility. The Planning Board recommended approval of the request with the following conditions below. Staff's presentation to the Council is attached to these minutes and therefore incorporated herein.

Conditions:

1. Gravel parking be allowed for the 0.6 acres of conditionally zoned property.
2. Opaque fencing be required to meet requirements of Article 11.6-2.
3. Approval is limited to the requested Vehicle Parking/Storage and Maintenance Building Use.
4. Any necessary permits will need to be acquired from the State, County, and Town as applicable.
5. Any change in use will need to receive conditional zoning approval from the Town.

6. A landscape plan showing compliance with any required buffers will be submitted and reviewed during the permitting process.

Council Member Paxton made the motion to approve CZ20.01.01 – The Charlotte Mecklenburg Hospital Authority with the above listed conditions. The motion received Council’s unanimous support after a second from Council Member Martin.

Mayor Dunn read the Statement of Consistency and Reasonableness for CZ20.01.01 – The Charlotte Mecklenburg Hospital Authority. The motion was made by Council Member Paxton to approve the Statement of Consistency and Reasonableness for CZ20.01.01 – The Charlotte Mecklenburg Hospital Authority and seconded by Council Member Ayers. The motion passed unanimously. The Statement of Consistency and Reasonableness for CZ20.01.01 – The Charlotte Mecklenburg Hospital Authority is attached to these minutes and therefore incorporated herein.

7. Economic Development Strategic Plan Draft

Town Manager Sewell went over the 2030 Economic Development Plan for the Town of Stallings. The plan is attached to these minutes and therefore incorporated herein.

Council Member Ayers made the motion to adopt the 2030 Economic Development Plan for the Town of Stallings. The motion received Council’s unanimous support after a second from Council Member Paxton.

8. Union County Board of Commissioners March 11th Infrastructure Workshop

Town Manager Sewell explained the Union County Board of Commissioners had invited the Council to a growth and infrastructure workshop at South Piedmont Community College, Monroe Campus. The Town’s presentation to the Council would include:

- General overview of approved projects in the pipeline.
- Discuss need for water/sewer to support economic development initiatives identified in the (draft) economic development strategic plan including downtown creation and achieving a more ideal commercial/residential tax base balance.
- Show the need for water/sewer given the hospital development (Dunn).
- As municipal tools to support proper planning/funding for schools are limited/ineffective, encourage the Commissioners to support adequate funding and planning for schools (Martin).

9. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Martin, and the motion received unanimous support. The meeting was adjourned at approximately 8:50 p.m.

Approved on May 10, 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