

**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 June 12, 2023, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Council Members Steven Ayers, Heather Grooms, Graham Hall and Brad Richardson.

Those absent were: Mayor Pro Tempore David Scholl and Council Member Taylor-Rae Drake.

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 McSwain, Parks and Recreation Director; Karen Reid, Human Resources Director; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

No one was present to give public comment.

Special Presentation

Eagle Scout Project, Eagle Scout Candidate Dan Mitchell - Troop 144

Eagle Scout Candidate Mitchell showed the Council photos of his completed Eagle Scout project, a roofed kiosk message board at Blair Mill Park.

1. Approval of Consent Agenda Items

A. Minutes from the following meetings:

- (1) 05-08-2023 – special
- (2) 05-08-2023
- (3) 05-08-2023 – closed
- (4) 05-15-2023
- (5) 05-22-2023
- (6) 05-22-2023 – special

B. Potter/Pleasant Plains Intersection Project Ordinance Amendment

- C. ABO 21 – Union County Public School SRO Grant
- D. Monroe-Union County Economic Development Commission Memorandum Of Understanding (MOU) for economic development services
- E. NCDOT Interlocal Agreement for Atrium/Stallings Rd/Bypass Roundabout Landscaping

Council Member Hall requested pulling Agenda Item 1.E., *NCDOT Interlocal Agreement for Atrium/Stallings Rd/Bypass Roundabout Landscaping*, from the Consent Agenda and place on the regular Agenda. Council Member Richardson made the motion to approve the Consent Agenda Items with the above requested change. The motion was seconded by Council Member Ayers which passed unanimously by Council. The *Potter/Pleasant Plains Intersection Project Ordinance Amendment* and *ABO 21 – Union County Public School SRO Grant* are attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from the Mayor

Mayor Dunn had no report.

B. Reports from Council Members/Town Committees

No Council Members had any reports.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- Mr. Sewell attended the NCDOT State Meeting Representative Meeting.
- Parks and Recreation was recognized for its “Bash at the Splash” Event.

3. Agenda Approval

Council Member Hall requested adding Agenda Item 3.A., *NCDOT Interlocal Agreement for Atrium/Stallings Rd/Bypass Roundabout Landscaping*, to the regular Agenda. Town Manager Sewell requested adding Agenda Item 5.A., *Storm Water Twin Pines*.

Council Member Richardson made the motion to approve the Agenda with the above additions. Council Member Ayers seconded the motion to which Council approved unanimously.

3.A. NCDOT Interlocal Agreement for Atrium/Stallings Rd/Bypass Roundabout Landscaping (Hall)

Council Member Hall was concerned with annual \$30k maintenance cost of plantings that the Atrium/Stallings Rd/Bypass Roundabout. Council discussed the landscaping options for this roundabout.

Council Member Richardson made the motion to approve the NCDOT Interlocal Agreement for Atrium/Stallings Rd/Bypass Roundabout Landscaping. Council Member Ayers seconded the motion. The motion passed by a 3 to 1 vote with Council Member Hall opposing.

4. 2023-2024 Budget Public Hearing

Mayor Dunn opened the public hearing on the 2023-2024 Budget. No one was present to speak on the 2023-2024 Budget. Mayor Dunn then closed the public hearing.

5. Storm Water Fee(s) for Apartments

Engineering Director Parker explained the apartment complexes had historically been charged the same as single family homes residential home for the entire complex. Staff proposed:

1. Consider apartments as commercial properties subject to the commercial storm water fee schedule of \$33 per equivalent residential unit (ERU = 2,060 SF of impervious surface), which will increase to \$67 per ERU in FY2024. (i.e., Chestnut Farms Apartments would be subject to approximately an \$11,000 annual storm water fee.)
2. Apply the residential fee for each unit within the apartment complex (i.e., Chestnut Farms, a 256-unit apartment complex, would be subject to a 256 x \$67 fee = \$17,152 total).

Staff recommended Option 1 be applied to current and future apartment complexes. Council held consensus to move forward with Option 1 listed above.

5.A. Storm Water Twin Pines

Engineering Director Parker explained in accordance with Stallings' Storm Water Policy and Storm Water Maintenance & Repair Program, staff had been completing high-priority storm water projects that were threats to public safety and public/private property. To complete these projects, the Town would need to reduce reserves below the \$1,000,000 Council mandate threshold. Staff recommend proceeding with addressing these projects due to the fact that if these projects were delayed, the costs for these projects would likely increase in addition to the fact that these areas were a threat to safety.

In addition to the high priority projects, staff was recently notified by the Golden Leaf Foundation that Stallings did not receive any grant funding for Twin Pines Phase 2, estimated at approximately \$260,000 (\$100K for design/permitting and \$160K construction).

Due to both of those issues, staff recommended Council increase the Storm Water Fee by an additional \$7 to \$74 total per ERU and residential lot (the current Council-approved storm water fee would increase to \$67 beginning in FY 2024).

Council Member Hall made the motion to move \$100K from the Storm Water Reserve Fund and fall below the \$1,000,000 Council mandate threshold. Council Member Richardson seconded the motion and Council passed the motion unanimously.

6. 2023-2024 Town Manager Budget Message and Budget Ordinance

Town Manager Sewell reviewed the 2023-2024 Budget Message and recommended Budget Ordinance. The 2023-2024 Budget Message is attached to these minutes and therefore incorporated herein.

7. 325 Stallings Road Possible Commercial Renovations

Engineering Director Parker reminded the Council that it requested staff coordinate with architecture firms and general contractors to analyze the feasibility and costs of upfitting the Town-owned property, at 325 Stallings Road, from the current single-family residential use to a commercial use. The site and building had been determined feasible for commercial use. The cost for upfitting the building was estimated at \$280,000. The market analysis of the property found that estimated rent would be approximately \$1,840 per month.

Council requested staff to investigate the cost of demolishing the house on the property. Council Member Richardson made the motion not to move forward with the commercial renovations and have staff investigate the cost of demolition. The motion was seconded by Council Member Grooms and passed unanimously by Council.

8. Sewer Resolutions Passed by Other Jurisdictions (Ayers)

Council Member Ayers explained that it had been mentioned in the last WUMA meeting that some towns had passed resolutions for Union County citing dissatisfaction with the county's sewer capacity. Council Member Ayers wanted clarification on whether the Council wished to pass a similar resolution.

Council discussed the options. It held consensus that some Council Members would have informal coffee with County Commissioner Melissa Merrill.

9. Closed Session Pursuant to NCGS 143-318.11(a)(6)

Council Member Grooms made the motion to go into closed session pursuant to NCGS 143-318.11(a)(6). The motion was passed unanimously by Council after a second from Council Member Ayers. Council Member Grooms made the motion to invite Human Resources Director Karen Reid into the session which was seconded by Council Member Hall. The Council passed the motion unanimously.

Council went into closed session at 8:21 p.m. and reconvened back into open session at 8:28 p.m.

10. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 8:28 p.m.

Approved on August 14, 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