

**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 February 25, 2019, at 7:00 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore David Scholl; Council Members John Martin, Lynda Paxton, Deborah Romanow and Shawna Steele.

Those absent were: Council Members Kathy Heyse.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Deputy Town Manager/Town Clerk; Ashley Platts, Director of Parks and Recreation; Lynne Hair, Town Planner; and David Furr, Planning Associate.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and Council Member Steele 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.

1. Agenda Approval

Council Members recommended adding/changing the following items:

Adding:

- Agenda Item 8 – Council Member Heyse Resignation Letter
- Agenda Item 8.A. – Open Council Seat Replacement Process
- Agenda Item 9 – UDO Tree Save Requirements (*Martin*)
- Agenda Item 10 – Irrigation at Stallings Road and Monroe Expressway (*Paxton*)
- Agenda Item 11 – Groundbreaking Ceremonies for New Facilities
- Agenda Item 12 - Closed Session pursuant to NCGS 143-318.11(a)(6)\*  
*\*adding additional statute to original closed session*

Moving:

- Agenda Item 7, *Deputy Town Clerk Oath of Office*, to Agenda Item 1.A.

Council Member Romanow made the motion to approve the Agenda with the above noted changes. The motion passed unanimously after a second from Council Member Steele.

1.A. Deputy Town Clerk Oath of Office  
*Original Agenda Item 7*

Deputy Town Manager/Town Clerk Nichols swore in Kim Jones as Deputy Town Clerk. Kim Jones' Oath of Office is attached to these minutes and therefore incorporated herein.

## 2. Greenway Plan

Town Planner Lynne Hair reminded the Council that a greenway plan concept was presented to the Council about a year and a half ago and spurred out of the comments received from the comprehensive land use plan process. A steering committee, open houses and Eric Woolridge, *Destination by Design*, developed a Greenway and Parks and Recreation Master Plan. The plan was a greenway system that connected to the Town's parks.

Mr. Woolridge was present to answer any questions about the plan which had been presented to the Council at a prior meeting. Mayor Dunn noted that the Council had a special prior meeting to discuss the plan in more details.

Council Member Romanow made the motion to approve the Recreation and Greenway Plan as presented. The motion was seconded by Council Member Martin and passed by Council with a 4 to 1 vote. Council Member Paxton opposed the plan.

The Recreation and Greenway Plan is available for public inspection at the Stallings Town Hall or on the Stallings website.

## 3. Committee and Board Member Appointment Policy Amendment

Mayor Dunn read the change to the Committee and Board Member Appointment Policy into the Record. This change required committee applicants to attend a meeting of the board/committee to which they were applying prior to the Council's consideration of appointment.

Council Member Scholl made the motion adopt the amendment as presented. The motion was seconded and passed unanimously by Council.

## 4. Town Hall 2<sup>nd</sup> Floor Renovations

### A. Resolution to Exempt the Town of Stallings from the Competitive Proposal Provisions of NCGS 143-64.31

Town Manager Sewell explained that the Council had originally planned to renovate the second floor of the existing Town Hall in the next fiscal year. In order to meet that deadline, the programming and design work needed to begin. Town Manager Sewell provide the Council with a contract from Boomerang for that design work.

Council discussed the contract. Council Member Martin made the motion that the Council would approve the Resolution to Exempt the Town of Stallings from the Competitive Proposal Provisions of NCGS

143-64.31 under the following conditions: 1) Town Manager request Boomerang give the Town a 10% reduction off the original quoted price (\$21,660); and 2) provide a detailed breakdown of the charges in the contract. If the Town Manager received the reduction and received the detailed breakdown, the Manager would have the authority to approve the contract and the resolution would be approved. The motion received Council's unanimous support after a second from Council Member Romanow.

*Clerk's Note: The Town did receive a 10% price reduction off the original contract quote from Boomerang for the design services for the 2<sup>nd</sup> Floor Town Hall. Therefore, the Resolution to Exempt the Town of Stallings from the Competitive Proposal Provisions of NCGS 143-64.31 was approved as well as the contract with Boomerang for those services. The Resolution to Exempt the Town of Stallings from the Competitive Proposal Provisions of NCGS 143-64.31 is attached to these minutes and therefore incorporated herein.*

B. Boomerang Contract Approval

*\*\*See above information in Agenda Item 4.A.*

5. 2019-2020 Council Priorities

Town Manager Sewell reviewed draft of the 2019-2020 priorities as created at the 2019 Planning Conference. He explained how he ranked the priorities in a point system to develop a master list. Council Member Paxton made the motion to the approve the 2019-2020 Council Priorities as presented. Council passed the motion unanimously after a second from Council Member Martin. The 2019-2010 Council Priorities are attached to these minutes and therefore incorporated herein.

Mayor Dunn briefly updated the Council on the possible Hotel Tax for Stallings.

6. Code of Ordinances Supplement 9

Mayor Dunn read An Ordinance Adopting the Code of Ordinances Supplement 9 into the record. Council Member Scholl then made the motion to approve the Ordinance Adopting the Code of Ordinances Supplement 9 as presented. The motion passed unanimously after a second from Council Member Romanow. The Ordinance Adopting the Code of Ordinances Supplement 9 is attached to these minutes and therefore incorporated herein.

7. Deputy Town Clerk Oath of Office

*Moved to Agenda Item 1.A.*

8. Closed Session Pursuant to NCGS 143-318.11(a)(5) and (6)

*Moved to Agenda Items 11 and 12*

8. Council Member Kathy Heyse Resignation

Mayor Dunn read Council Member Heyse's resignation letter into the record. Council Member Romanow made the motion to approve Council Member Heyse's resignation. The motion was approved unanimously after a second from Council Member Scholl. Council Member Heyse's resignation letter is attached to these minutes and therefore incorporated herein.

8.A. Appointment Process for Vacant Council Member Seat

Town Manager Sewell explained that Stallings Rules of Procedure – Rule 31 laid out the process for appointing a person to a Council Seat vacancy. Council held consensus to move forward filling the empty Council Seat with the procedures outlines in the Stallings Rules of Procedure in Rule 31 and have that Seat filled at the March 25, 2019 meeting.

9. Tree-Save Requirements in the UDO (Martin)

Council Member Martin was concerned that developers clear cut lots and did not save legacy trees and green space. Council Member Martin made the motion to have staff bring measures to save legacy trees and green space to the Planning Board and then to Council for approval. The motion passed unanimously after a second from Council Member Romanow.

10. Irrigation at Stallings Road and Monroe Expressway (Paxton)

Council Member Paxton requested that due to the fact that there were no plans for irrigation in the area of Stallings Road and the Monroe Express that Council direct staff to investigate the cost and feasibility for irrigation in that area for the sake of attractive landscaping.

Council held consensus to have staff explore those costs and options for irrigation in that area as the Town would be expected to maintain that area after it was completed by NCDOT.

11. Date for Ground Breaking Ceremony for New Facilities

Council held consensus to hold the Ground Breaking Ceremony for the New Facilities on Tuesday, March 5, 2019 at 10 a.m.

12. Closed Session Pursuant to NCGS 143-318.11(a)(5) and (6)

Council Member Paxton made the motion to go into closed session pursuant to NCGS 143-318.11(a)(5) and (6) regarding parcel #07126010 and to invite Realtor Lisa Holden into the closed session. Council Member Martin seconded the motion to Council approved unanimously.

*Council went into closed session at 8:12 p.m. and reconvened into open session at 8:41 p.m.*

Council Member Scholl made the motion to accept the sales agreement for the purchase of parcel #07126010. The motion was passed unanimously after a second from Council Member Steele.

13. Adjournment

Council Member Romanow moved to adjourn the meeting, seconded by Council Member Steele, and the motion received unanimous support. The meeting was adjourned at 8:41 p.m.

Approved on April 8, 2019.

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