

**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 March 13, 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, Taylor-Rae Drake, Heather Grooms, Graham Hall and Brad Richardson.

Those absent were: Mayor Wyatt Dunn.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Kevin Parker, Town Engineer; Jamie Privuznuk, Finance Officer; Eunice McSwain, Parks and Recreation Director; and Melanie Cox, Town Attorney.

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.

1. Approval of Consent Agenda Items

- A. Minutes from the following meetings:
 - (1) 02-13-2023
 - (2) 02-13-2023 – closed
 - (3) 02-25-2023 – special
 - (4) 02-27-2023
- B. Schedule 2024 Spring Bulk Pick Up after Union County Public Schools Spring Break Week
- C. Police Department Message Boards Purchase
- D. Amended Budget Ordinance 14

Council Member Richardson made the motion to approve the Consent Agenda Items as presented. The motion was seconded by Council Member Ayers which passed unanimously by Council. Amended Budget Ordinance 14 is attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from the Mayor

Mayor Dunn was not present to give a report.

B. Reports from Council Members/Town Committees

Council Member Hall thanked the staff for the Privette Park Grand Opening Event.

Council Member Drake and Grooms had no reports.

Council Member Ayers and Scholl seconded Council Member Hall's sentiments about the Privette Park Grand Opening Event.

Council Member Scholl also reported he was now on the executive board of the Centralina Regional Council.

Council Member Richardson had no report.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- Thanked all staff and Council for the Privette Park Grand Opening.
- Utility movement still needed to be completed at Potter/Pleasant Plains intersection. The Town is trying to work to NCDOT to get their project underway as soon as possible.
- Mayor Dunn and Town Manager Sewell went to Raleigh to speak to the House about the Occupancy Tax Bill. The bill still had to make it through the Senate but looked favorable.
- Former Stallings Town Manager Brian Matthews had been named the new Union County Manager
- Chief Franks reported:
 - Back to School Bash Mid-Year Refill were about to give 65 bags away with school supplies to make it through the school year.
 - April 20 – partnering with Parks and Recreation for NCDOT Litter Pick-up for Dirty Thursday to pick-up trash around Blair Mill Park.
 - April 22 – partnering with SBI for medication disposal booth at Stallings Park.

3. Agenda Approval

Town Manager Sewell requested the Council add Agenda Item 6.A. as the *Twin Pines Grant Application*.

Council Member Richardson made the motion to approve the Agenda with the above listed addition. The motion was passed unanimously by Council after a second from Council Member Grooms.

4. Monroe Union County Economic Development Commission (MUCEDC)

Chris Platé, Executive Director, Monroe Union County Economic Development Commission

(MUCEDC), explained that approximately two years ago, MUCEDC worked with staff to create an economic development strategy and plan for the Town. The plan was adopted in 2021. However, due to economic factors with COVID and in the area, the plan needed to be tweaked. MUCEDC and Town staff reconvened and developed a new Industrial Outreach Plan with the existing industries. The Industrial Outreach Plan is attached to these minutes and therefore incorporated herein.

Council discussed this plan. A MOU with the MUCEDC would be brought back to Council for adoption which outlined the duties in the Industrial Outreach Plan.

5. 2023 Stallings Committee (Re)Appointments

Council Member Hall made the motion to (re)appoint the following individuals:

- Planning Board/Board of Adjustment
 - Laurie Wojtowicz – Term ending March 31, 2026
- Historical Committee
 - Marie Garris – Term ending March 31, 2025
- Parks and Recreation Committee
 - Benjamin Diaz – Term ending March 31, 2025
 - Randall Miller – Term ending March 31, 2025
 - George Smith – Term ending March 31, 2025
- Public Safety Advisory Committee
 - Susan Connolly – Term ending March 31, 2025
- Stormwater Advisory Committee
 - Erin Shanaberger – Term ending March 31, 2025
- Transportation Advisory Committee
 - Terry Davis – Term ending March 31, 2025

Council Member Grooms seconded the motion. Council unanimously passed the motion.

6. Annual Retreat - Summary, Strategic Priorities, and Action Steps

Town Manager Sewell reviewed the Annual Retreat - Summary, Strategic Priorities, and Action Steps which was a product from the Council's Annual Retreat. Council emphasized the priority regarding sewer capacity, doing actions steps as soon as possible without sacrificing quality.

Council Member Ayers made the motion to adopt the Annual Retreat - Summary, Strategic Priorities, and Action Steps. The motion was seconded by Council Member Grooms and passed unanimously by the Council. The Annual Retreat - Summary, Strategic Priorities, and Action Steps is attached to these minutes and therefore incorporated herein.

6.A. Twin Pines Grant Application

Town Engineer Parker informed the Council that the Town qualified for grant funds from the Golden Leaf Foundation (GLF) and their Flood Mitigation Program (FMP). GLF's Flood Mitigation Program sought to award funds, up to \$250,000, to units of local government for public infrastructure projects associated with flood mitigation. The Twin Pines project was a good candidate for the program. Staff would like permission to apply for the grant.

Council Member Drake made the motion to waive the requirements of the Mini Brooks Act and authorize the Town Manager to execute the hydraulic analysis stream design contract with Kimley-Horn, for an amount up to \$40,000, and authorize Staff to submit an application for The Golden Leaf Foundation's Flood Mitigation Program. Council Member Richardson seconded the motion. The motion was passed unanimously by the Council.

Council Member Richardson made the motion to adopt the Resolution to Exempt the Town of Stallings from the Competitive Proposal Provisions of NCGS §143-64.31 for the Twin Pines project. The motion received a second by Council Member Drake to which Council approved unanimously. The Resolution to Exempt the Town of Stallings from the Competitive Proposal Provisions of NCGS §143-64.31 for the Twin Pines project is attached to these minutes and therefore incorporated herein.

7. Adjournment

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

Approved on April 11, 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