

**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 July 12, 2021, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present 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; Chief Dennis Franks; Lynne Hair, Town Planner; Brian Price, Public Works Director; and Melanie Cox, Town Attorney.

Clerk's Note: *This meeting was the first Town Council Meeting in the Stallings Government Center.*

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

Justin Karkow, 1215 Vickery Drive, new president of Vickery HOA, hand delivered a plea to the Council with a wide range of issues regarding stormwater issues. This letter is attached to these minutes and therefore incorporated herein.

Special Recognitions

A. Police Department

(1) Retirement Recognitions:

- (a) Asst. Chief John Flynn, 33 years of service with 17 years at the Stallings Police Department
- (b) Sgt. Doug Hearne, employed with Stallings for 17 years, since the beginning of the Stallings Police Department.

(2) Lifesavings Awards Presentations

- (a) Steven Weeks, April 17, 2021, saved a 14-year-old female from a suicide attempt.
- (b) Jonathon Binnum, May 9, 2021, saved a male from cardiac arrest.

Chief Franks recognized each of these individuals separately.

B. Parks and Recreation Department Recognition of New Statue in Stallings Park: Truncated Icosahedron

Parks and Recreation Director Platts presented Mr. Robert Sebrosky a certification of appreciation for his donation of this art piece to Stallings Park.

1. Approval of Consent Agenda Items

A. Minutes of the following meetings:

- (1) 04-26-2021 – special
- (2) 04-26-2021
- (3) 05-03-2021 – special
- (4) 05-10-2021 – special

B. Remote Meetings Policy Amendment

Council Member Richardson made the motion to approve Agenda Item 1.A. The motion was approved unanimously by Council after a second by Council Member Richardson.

Council Member Paxton requested adding language to the Remote Meetings Policy Amendment to allow Council Member to participate only when necessary and not as a preferred method. Council held consensus to have staff add such language and bring to Council.

2. Reports

A. Report from the Mayor

Mayor Dunn reported that he, Town Manager Sewell, Council Member Paxton had met with NCDOT to speak with NCDOT about Potters and Pleasant Plains.

B. Reports from Council Members/Town Committees

Council Member Martin reported that he and staff had been working to bring attention to Country Woods East and privately owned sewage plant – AQUA Plant and get DENR to require changes. Her encourage residents to continue putting pressure on DENR and AQUA. Council Member Martin also requested that an item be placed on his agenda for his resignation.

Council Members Scholl, Grooms, Ayers, Paxton and Richardson had no reports.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- Bypass Landscaping – NCDOT was willing to put enhanced landscaping in that area. A small group of Council and staff would be meeting to discuss those options with NCDOT.
- Interlocal sewer agreement draft with Union County – Town Manager Sewell present the Council with the highlights of the agreement. This presentation is attached to these minutes and therefore incorporated herein. Town Manager Sewell did not recommend entering into the agreement as it was. Council held consensus to have Town Manager Sewell send Council draft responses for consideration.

3. Agenda Approval

Per Council Member Martin's request, Council Member Paxton made the motion to approval the Agenda with the addition of Agenda Item 3.A., *Resignation of Council Member John Martin*. The motion was passed unanimously after a second from Council Member Richardson.

3.A. Resignation of Council Member John Martin

Council Member Martin offered his resignation to Council as Council Member of District One effective immediately due to his family's move to Kansas the following day. Council Member Martin made the motion to accept the resignation of Council Member Martin. Council Member Paxton seconded. The motion was passed unanimously by Council.

Clerk's note: John Martin left the Council Meeting at approximately 7:40 p.m.

4. TX21.04.02

Request to amend Article 12.3-9 of the Stallings Development Ordinance amending language defining commercial Vehicles as having two or more axles; and the addition of a definition of Commercial Vehicle to Article 3.

Mayor Dunn re-opened the public hearing. Town Manager Sewell stated that staff was requesting this item be recessed. Council Member Scholl made the motion to recess the public hearing until the regularly scheduled Council meeting on Monday, August 9, 2021. The motion received Council's unanimous support after a second from Council Member Ayers.

5. TX21.06.06

Proposed text amendment to Article 17, Table 17.1 of the Stallings Development Ordinance to provide standards for residential pole signs. Public Hearing was held on 06-28-2021.

Mayor Dunn opened the public hearing. Town Planner Hair reminded everyone this item was a request to amend Article 17, Table 17.1 of the Stallings Development Ordinance to provide standards for residential pole signs. Council Member Scholl made the motion to approve TX21.06.06. The motion was passed unanimously after a second from Council Member Richardson. The Ordinance Amending the Stallings Development Ordinance - TX21.06.06 is attached to these minutes and therefore incorporated herein.

Mayor Dunn read the Statement of Reasonableness and Consistency - TX21.06.06 into the record. Council Member Paxton made the motion to approve the Statement of Reasonableness and Consistency - TX21.06.06. Council Member Ayers seconded the motion which was passed unanimously. The Statement of Reasonableness and Consistency - TX21.06.06 is attached to these minutes and therefore incorporated herein.

6. Potter and Pleasant Plans Intersection – NCDOT Supplemental Agreement & How To Move Forward

This item was recessed from 06-28-2021.

Council Member Paxton reminded Council that NCDOT was requesting the Town pay over \$2M for the Potter and Pleasant Plans Intersection. The Town's original commitment to the improvement project was \$400,000. Brett Knipe, Division 10 Engineer, and Tony Lathrom, NCDOT representative, met with Council Member Paxton and Town Manager Paxton earlier that day.

The options that came out of the meeting were:

- Do nothing;
- Move ahead with the Town paying an additional \$549,000 (CRTPO match); or
- Roll Potter and Pleasant Plans Intersection improvements into the Old Monroe Road widening project.

After Council discussion, Council Member Richardson made the motion to authorize the Town Manager to negotiate an interlocal agreement with NCDOT to install an interim solution of left turn signal phases in two directions at a cost not to exceed \$25,000 to the Town. Council Member Scholl seconded the motion. The motion passed with Council's unanimous support.

7. Board/Committee (Re)Appointments

Council Member Richardson made a motion to reappoint Marie Garris to Historical Committee, term ending 03-31-2023. The motion received Council's unanimous support after a second from Council Member Grooms.

Council Member Grooms made the motion to appoint Benjamin Diaz to the Parks and Recreation Committee, term ending 03-31-2023. Council Member Ayers seconded the motion which Council passed unanimously.

A motion was made by Council Member Ayers to reappoint Susan Connolly to the Public Safety Advisory Committee, term ending 03-31-2023. Council Member Paxton seconded the motion which Council passed unanimously.

Council Member Richardson made the motion to appoint Terry Davis to the Transportation Advisory Committee, term ending 03-31-2023. The motion received Council's unanimous support after a second from Council Member Ayers.

8. Closed session pursuant to NCGS143-318.11(a)(3)

Council Member Scholl made the motion to go into closed session pursuant to NCGS143-318.11(a)(3) to which Council Member Paxton seconded. The motion received Council's unanimous support.

Council went into closed session at 8:07 p.m. and reconvened in open session at 8:13 p.m.

Council Member Paxton explained that the Town was now the owner of the property at 325 Stallings Road. The previous owner was having difficulty securing another property and requested leasing the property back from the Town.

Council Member Paxton made the motion to enter into a lease agreement with 325 Stallings Road for \$900/month, month to month lease, with the tenant responsible for all maintenance and insurance. The motion received Council's unanimous support after a second from Council Member Richardson.

Council also held consensus to have all Town rental properties increased to \$900/month verses the previous price of \$850/month beginning September 1, 2021

9. Adjournment

Council Member Grooms moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 8:23 p.m.

Approved on September 13, 2020.

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