

**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 September 13, 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, Brad Richardson, and David Scholl.

Those absent were: Council Member Brad Richardson.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Matthew West, Planning Technician; Bo Conerly, Interim Town Engineer; Justin Russell, Assistant Town Engineer; Marsha Gross, Finance Officer; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and then delivered the invocation.

Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Presentation

Presentation by Matthew Selves, North Carolina League of Municipalities Law Enforcement Risk Review Consultant, to the Stallings Police Department.

The Stallings Police Department was recognized by the North Carolina League of Municipalities for completion of the NCLM's Law Enforcement Risk Review. The purpose for this law enforcement risk review was to assess an agency's adherence to best practices, court decisions, and policies and procedures related to high liability activities in law enforcement. The goal was to mitigate liability exposures, enhance officer safety, and validate that training and operating procedures are meeting industry standards.

Public Comments

No one was present to give public comment.

1. Approval of Consent Agenda Items

A. Minutes of the following meetings:

- (1) 06-28-2021
- (2) 07-12-2021
- (3) 07-12-2021 – closed
- (4) 08-02-2021 – special
- (5) 08-02-2021 – closed
- (6) 08-09-2021

- B. Accept \$5,000 donation from Terwilliger Pappas to be used for future Police community/charitable efforts as determined by the Police Chief
Removed from the Consent Agenda and added as Agenda Item 3.A.
- C. Proclamation in Honor of Domestic Violence Awareness Month
- D. Proclamation in Honor of Constitution Week 2021

Mayor Dunn requested pulling Consent Agenda Item 1.B. off of the Consent Agenda and placing it on the regular Agenda. Council Member Paxton made the motion to approve the remaining Consent Agenda Items. The motion was seconded by Council Member Ayers which passed unanimously by Council.

Mayor Dunn read the Proclamation in Honor of Domestic Violence Awareness Month and the Proclamation in Honor of Constitution Week 2021 into the record. These proclamations are attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from the Mayor

Mayor Dunn thanked the Police Department for the Back-to-School Bash in the Spring Hill Neighborhood Park.

B. Reports from Council Members/Town Committees

Council Member Paxton reported that the Transportation Advisory Committee has met and received project updates from Associate Engineer Justin Russell. She also reported that the Union West Business Park was anxious to have NCDOT report its findings to address the flooding issues. Ms. Paxton also gave a shout out to the Police Department and officers for helping with the traffic at Stallings Elementary in the mornings.

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

C. Report from Town Manager/Town Departments

Town Manager Sewell reported the following:

- Congratulated the Stallings Police Department for receiving the NCLM Risk Assessment Award.
- CATS – Silver Line would have public inputs sessions on September 23, 2021.
- Staffing challenges/ “Great resignation” in society: compounded with baby boomer generation ready to retire and may now be retiring early. This affected the Town directly with staffing and therefore the Manager would be figuring out how the Town could be

flexible with staff to make sure Stallings continued to be place people wanted to work. He felt that staffing would be challenging moving forward.

- Interim Town Engineer Bo Conerly presented the Council with an update on the Twin Pines Stormwater situation. This presentation is attached to these minutes and therefore incorporated herein.
- Parks and Recreation Director Ashley Platts
 - Presented the Council with an update regarding various park and Town signage stating some interior signage had been placed on the Town Campus and new Park signage would be in place for Stallings Fest. Permanent Park signage was also being developed.
 - Landscaping: Quotes were being accepted regarding landscaping in the parks.
 - Park sculptures: Two more were in development and would be in place in the fall.
 - Spring Hill Neighborhood Park: Quotes would be taken to the Parks and Recreation Committee for recommendation
- Assistant Town Manager Nichols reported that the Town was working with the Union County Economic Development Department to meet the Council's priority of having a shared Economic Development Staff person with Union County and the Town of Waxhaw. The Council would receive an agreement in November and Union County hoped to have the staff person on board at the start of 2022.

3. Agenda Approval

Mayor Dunn requested the following changes to the Agenda:

- Add Agenda Item 3.A. - *Accept \$5,000 donation from Terwilliger Pappas to be used for future Police community/charitable efforts as determined by the Police Chief* – which was removed from the Consent Agenda
- Add Agenda Item 3.B. - Greenway Maintenance Agreement, Terwilliger Pappas
- Add Agenda Item 3.C. - Twin Pines
- Remove Agenda Item 5 – Union West Business Park (Ayers) until Sept. 27, 2021

Council Member Ayers made the motion to approve the Agenda with the above noted changes.

The motion received Council unanimous support after a second from Council Member Scholl.

3.A. Accept \$5,000 donation from Terwilliger Pappas to be used for future Police community/charitable efforts as determined by the Police Chief

Council Member Scholl explained that he had attended the grand opening of the Solis Apartments where the developer Terwilliger Pappas had made a \$5000 donation to the Stallings Police Department to be used for charitable events. Council Member Scholl made the motion to accept the \$5000 donation from Terwilliger Pappas to the Stallings Police Department to be used for charitable events. The motion failed for lack of a second.

Council heard Agenda Item 3.B. prior to making a decision on Agenda Item 3.A.

After hearing Agenda Item 3.B., *Terwilliger Pappas Greenway Maintenance Agreement*, Council held consensus to delay the acceptance of any donation from Terwilliger Pappas until the Terwilliger Pappas Greenway was complete and the Town had accepted the greenway into the maintenance system of the Town.

3.B. Terwilliger Pappas Greenway Maintenance Agreement

Cindy Reed, Urban Law Group, explained that as a part of the 2019 Development Agreement for Chestnut Farms greenway and open space was approved as well as the easement for those. The Greenway had been built and plat had been recorded. Therefore, the developer Terwilliger Pappas was asking for the Town to accept the greenway for maintenance.

Town Attorney Cox confirmed that the Development Agreement stated that the greenway should be donated and be accepted into the Town's maintenance system once completed and the survey recorded.

Council Member Scholl made the motion authorizing the Town Manager to execute the greenway easement and accept the greenway easement infrastructure contingent on the Planning and Engineering Departments approval that all requirements have been met. Council Member Ayers seconded the motion and passed unanimously by the Council.

At this time, the Council revisited Agenda Item 3.A., Accept \$5,000 donation from Terwilliger Pappas to be used for future Police community/charitable efforts as determined by the Police Chief.

3.C. Twin Pines

Council Member Paxton made a motion analyze the creek and to widen the channel in Twin Pines and authorize WK Dickson to do the work. Council Member Scholl seconded the motion. Council passed the motion unanimously.

4. Potter/Pleasant Plains – Next Steps Discussion (Ayers)

Council Member Ayers requested the Council discuss if it wanted to support moving forward with the Pleasant Plain Intersection improvements if the Town received the additional \$1.6 million from the state. Council neglected to come to a formal consensus on the topic.

5. Union West Business Park (Ayers)

This item was tabled until Stallings Town Council Regular Meeting on September 27, 2021.

6. Blair Mill Park Enhancements (Grooms)

Council Member Grooms explained that park enhancements at Blair Mill was a reason she ran for Council and would like Council to work towards:

- Playground and picnic shelters
- Benches and picnic tables
- Shade

A. Current BMP plan – Staff

Staff did not give a presentation on this plan based on Council's discussion.

B. Direct staff to develop cost estimate for desired enhancements

Parks and Recreation Director Platts recommended having the Parks and Recreation Committee review the addition of playgrounds and picnic shelters, benches and picnic tables, and shade at Blair Mill Park. Staff would get quotes on those items and bring back information and the Parks and Recreation Committee's recommendations.

Council Member Paxton made the motion to authorize staff to make application for park grants to supplement the \$50,000 which was budgeted for the fiscal year. The motion was seconded by Council Member Scholl and received Council's unanimous support.

7. Closed session pursuant to NCGS 143-318.11(a)(5)

Parcels – 07126007A and 07129315

Council Member Paxton made the motion to go into closed session pursuant to NCGS 143-318.11(a)(5) regarding parcels 07126007A and 07129315. Council Member Scholl seconded the motion to which the Council unanimously approved.

Council recessed into closed session at 8:25 p.m. and reconvened back into open session at 8:50 p.m.

8. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Grooms, and the motion received unanimous support. The meeting was adjourned at 8:53 p.m.

Approved on October 11, 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