

**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 12, 2024, 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, Graham Hall, Brad Richardson and Laurie Wojtowicz.

Those absent were: Mayor Wyatt Dunn.

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; Eunice McSwain, Parks and Recreation Director; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Pro Tempore David 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

Anna Goodwin, current District Court Judge in Union County, was present to introduce herself to Council ahead of the primaries in March 2024.

1. Approval of Consent Agenda Items

- A. Minutes from the following meetings:
 - (1) 01-08-2024
 - (2) 01-08-2024 – closed
 - (3) 01-22-2024 – special
 - (4) 01-22-2024
- B. ARPA Quarter Documents
- C. Engineering – Skid Steer Purchase

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. ARPA Quarter Documents are attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from the Mayor

Mayor Pro Tem Scholl reported that he had attended the Union County Economic Forum as well as the Union County Chamber of Commerce's Legislative Agenda both of which focused on the sewer capacity issue in the county. He also attended the UNC School Of Government Advanced Leadership Continuing Education Course.

B. Reports from Council Members/Town Committees

Council Members Hall, Drake, Wojtowicz, and Ayer had no reports.

Council Member Richardson requested that the Council allow for staff to investigate the possible purchase of a parcel near the Courtyards on Chestnut along with the Town of Indian Trail to help facilitate the access to the Courtyards on Chestnut as well as to remedy the stormwater issues in that area. Council held consensus to allow for staff to investigate that area and parcel with the Town of Indian Trail.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported:

- The Annual Retreat would be on February 24 at 9 a.m. and requested all Council Members complete their one-on-one with the Retreat Facilitator Curt Walton.
- Parks and Recreation Director Donnelly reported that the playground in Stallings Municipal Park broke ground and should be done the following day. The new greenway section was also wrapping up and should be done soon.
- Planning Director Hsiang reported:
 - The TOD Overlay Kick-off Meeting would take place soon and requested Council fill out a survey for scheduling that meeting.
 - The Community Meeting for rezoning the Town Center area was held the previous week with about 20 people in attendance.
 - Staff was amending the Use Table and would bring back to Council in March/April.
 - Staff was rewriting a streetscape text amendment and would bring back to Council in March/April.
- Engineering Director Parker reported that NCDOT reached out to staff about signal betterments on Old Monroe Road Project. Those specifics and costs would be brought back to Council in the Spring.

3. Agenda Approval

Council Member Hall made a motion to add Agenda Item 5.A. as *Water/Sewer Options with Town-owned Properties* to the Agenda. Council Member Ayers seconded the motion to which the Council unanimously agreed.

The motion was then made by Council Member Richardson to approve the Agenda with the addition of Agenda Item 5.A. list above. Council passed the motion unanimously after a second from Council Member Ayers.

4. Sanitary Sewer Capacity Study Update

Engineering Director Parker reminded Council it directed staff to analyze possible connection option with Charlotte Water for sewer capacity near Hwy 74 and the Stallings Town Center Area. He introduced Chip Smith with Kimley-Horn who presented the Council with the findings of a sanitary sewer master plan. Mr. Smith's presentation is attached to these minutes and therefore incorporated herein.

Council held consensus to have Staff:

- Continue to monitor via contract with Charlotte Water to pursue an interlocal agreement structure.
- Obtain information from NCDOT regarding installing sewer lines as a part of the Old Monroe Road Project.
- Obtain a map showing Union County sewer lines along Old Monroe Road.

5. Stormwater Contract

Engineering Director Parker reminded the Council that Staff solicited an advertisement for bids to complete six high-priority storm water projects throughout Town. The project was comprised of:

- Aurora Boulevard
- Fairhaven – Afternoon Sun Road
- Fairhaven – Yellow Daisy Drive
- Kerry Greens – Suttle Place
- Shannamara – Caenarfon Lane
- Springhill – Springhill Road

Staff received two bids for the project for which KHC Environmental was the lowest responsible bidder at \$135,984.00.

Council Member Richardson made the motion to authorize the Town Manager to execute a contract with KHC Environmental to perform six storm water projects for \$135,984.00. The motion was passed unanimously by the Council after a second from Council Member Ayers.

5.A. Water/Sewer Options with Town-owned Properties (Hall)

Council Member Hall explained that he would like to the Council to have a plan to secure water/sewer for Town owned properties, specifically 2725 Old Monroe Road, prior to the capacity being

depleted. He would like for the Town to submit a plan similar in use so that the Town was certain it would have capacity.

6. Adjournment

Council Member Hall moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 8:24 p.m.

Approved on March 11, 2024.

s/Wyatt Dunn

Wyatt Dunn, Mayor

Approved as to form:

s/Cox Law Firm, PLLC

Cox Law Firm, PLLC

s/Erinn Nichols

Erinn E. Nichols, Town Clerk