

**MINUTES OF THE TOWN COUNCIL MEETING
OF THE
TOWN OF STALLINGS, NORTH CAROLINA**

The Town Council of the Town of Stallings met for a meeting on April 12, 2021, at 7:00 p.m. via Zoom, a virtual electronic platform, due to the North Carolina declared state of emergency because of COVID-19. Public could access the meeting via phone (1-646-558-8656), web link (<https://zoom.us/j/91647054363?pwd=WGZpd2hNUGVISFVSYUZacS9VSnVGdz09>) or the Zoom app (Meeting ID: 916 4705 4363; Password: 768503).

Those present and visible on camera were: Mayor Pro Tempore Lynda Paxton; Council Members Steven Ayers, Heather Grooms, John Martin, Brad Richardson, and David Scholl.

Those absent were: Mayor Wyatt Dunn.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Lynne Hair, Town Planner; Marsha Gross, Finance Officer; Ashley Platts, Parks and Recreation Director; Justin Russell, Associate Town Engineer; Melanie Cox, Town Attorney; and Dennis Franks, Police Chief.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and gave the invocation. Council Member Richardson then led the Pledge of Allegiance and Mayor Dunn called the meeting to order.

Public Comments

There was no one joining the meeting who wished to give public comments.

1. Consent Agenda Items

A. Minutes from the following meetings:

- (1) 02-08-2021 – special
- (2) 02-08-2021 – closed
- (3) 02-08-2021
- (4) 02-22-2021
- (5) 02-27-2021 – special

B. Indian Trail 5K Road Closure Request

C. Interim Town Engineer Contract

D. Contract Approval - Hawthorne Drive Stormwater Drainage Improvement Project

Council Member Richardson made the motion to approve the Consent Agenda as presented. The motion was seconded by Council Member Ayers. Council passed the motion unanimously. The Resolution Approving Indian Trail's 5K Road Closure Request is attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from the Mayor

Mayor Dunn reported that he had been in continued contact with Rep. Dean Arp regarding the Hotel Tax and hoped that Rep. Arp would continue to advocate for the tax for Stallings. Rep. Arp would also be addressing voter fraud.

B. Reports from Council Members/Town Committees

Mayor Dunn was not present to give a report.

Council Members Martin, Scholl, Paxton, and Grooms had no reports.

Council Member Ayers informed the Council that WUMA would be bringing a resolution to Council that expressed opposition in House Bills

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- Parks and Recreation Director Ashley Platts updated the Council on current COVID guidance for parks and recreation. She reported that the Farmer's Market would launch May 1 and rentals would be opening again soon after some repairs in the park.
- Police Chief Dennis Franks noted that it was Child Abuse Prevention and Awareness Month and there was a pin wheel garden in front of Town Hall to bring attention to that. Community video partnership began that week to partner with the police to register their cameras if there was crime in an area with a camera.
- Assistant Town Manager Erinn Nichols reported that the Town was still gathering information about the American Rescue Act in which the Town was slated to receive over \$4.72 million in recovery from the Federal Government.
- Town Manager Sewell proposed two additional budget meeting dates of April 19 at 7 p.m. and May 3 at 5:30 p.m. and Council held consensus to hold these.

3. Agenda Approval

Town Manager Sewell requested adding Agenda Item 7.A., *Committee Appointments*. Council Member Martin made the motion to approve the Agenda with the above addition. The motion was seconded by Council Member Ayers and passed unanimously by Council.

4. Open Space Amendment

Town Planner Hair explained this was a draft of the rewrite of the Open Space Article in the Development Ordinance. Matthew West, Planning Technician, presented the Council with highlight of the changes. Justin Longino, Centralina Regional Council, assist the staff with the re-write and was also present to discussion the changes with the Council. The memo regarding the changes is attached to these minutes and therefore incorporated herein.

The Open Space Amendment Final Draft would be able for public comment on April 26 and then a final vote at the Council's first meeting in May.

5. DFI - Proposal to Provide Phase 1 Downtown District Feasibility Assessment Services

Town Manager Alex Sewell reminded that during the Council's Annual Retreat, the expert panel for the Stallings downtown raised a few concerns: 1) whether the Town's vision aligned with market realities, and 2) whether the Town's implementation strategy was under funded in resource commitment, expertise capacity, and site control efforts. The Downtown Master Plan called for consideration in partnering with Development Finance Initiative, DFI. DFI was a group established by the UNC School of Government that helped local governments achieve economic development goals. Eric Thomas and Marcia Perritt, with the UNC SOG, joined the meeting to discuss the DFI Proposal - Proposal to Provide Phase 1 Downtown District Feasibility Assessment Services with the Council.

Council discussed the item and held consensus defer a decision on this topic until the Council's first meeting in May.

6. Potter/Pleasant Plains Intersection Funding

Town Manager Sewell explained to the Council the latest on the Potter/Pleasant Plains Intersection Funding via a memo he had written the Council earlier in that week. That memo is attached to these minutes and therefore incorporated herein.

Council held consensus to have staff to submit a written request for additional funding grant application for the budget funding shortfall through CRPTO.

7. 2020-2021 Road Resurfacing Contract with Indian Trail

Town Manager Sewell Alex explained that staff had been working with the staff of Indian Trail on a combined road resurfacing contract in order to receive a better rate. Council held consensus to move forward with contract with 2020-21 Road Resurfacing Contract with Indian Trail.

7.A. Committee Appointments

Assistant Town Manager explained that the terms for some of the members of the Planning Board/Board of Adjustment had expired and new appoints needed to be made in order for those boards to operate with full membership.

Council Member Martin made the motion to reappoint Robert Koehler and Allen Taylor to interim terms expiring on the first Planning Board meeting in September 2021 and during that time, the Town will be accepting applications for the committee. The motion was seconded by Council Scholl and passed unanimously.

8. Closed Session Pursuant to NCGS143-318.11(a)(3) and (5)

Council Member Scholl made the motion to go into closed session pursuant to NCGS143-318.11(a)(3) and (5) inviting Town Planner Lynne Hair to join the meeting. The motion was seconded by Council Member Ayers and passed unanimously.

Council went into closed session at 9:50 p.m. and reconvened into open session at 10:15 p.m.

9. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Richardson, and the motion received unanimous support. The meeting was adjourned at approximately 10:16 p.m.

Approved on June 14, 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