

**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 June 22, 2020, 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/98252099322?pwd=Mit4SHpmYm1SOGdjem1uR08ySEJ0UT09>), or the Zoom app (Meeting ID: 982 5209 9322; Password: 898698).

Those present and visible on camera 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; Marsha Gross, Finance Officer; Lynne Hair, Town Planner; Chris Easterly, Town Engineer; Police Chief Dennis Franks; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

Hans Beckwilder, 2407 Flagstick Drive, stated he purchased his home in 2012 when there were no fences on the golf course. He complained to the management of the golf course about the maintenance noise. The resident stated that the Code Enforcement officer said the course could not have the sound, but yet the fans ran all the time. He lived on hole three and the fans were approximately 100 feet from the fans.

Jim Dimmette, future resident in the Courtyard at Lawyers, wanted to say hello to everyone and thanked the Council for having the Courtyards and Lawyers on the agenda that evening.

1. Agenda Approval

Mayor Dunn requested moving Agenda Item 5, *Epson Courtyards at Lawyers Road*, to Agenda Item 2; and Council Member Martin requested moving Agenda Item 2, *2020-2021 Budget Ordinance*, to Agenda Item 5.

Council Member Martin made the motion to approve the Agenda as amended above. The motion was passed unanimously after a second from Council Member Scholl.

2. Epcon Courtyards at Lawyers Road

Original Agenda Item 5

Mayor Dunn explained he had requested this item on the Agenda to make sure that stormwater issues were addressed during construction to ensure neighboring properties were not affected.

Town Engineer Easterly explained the Town had received stormwater concerns from the Stevens Mill Subdivision next to the Epcon property. There would be a two-tiered retaining wall and two different systems would be implemented to: 1) catch sub-surface stormwater; and 2) catch surface stormwater with both being channeled to the BMPs.

Town Planner Hair explained crawl spaces allowed for smooth grade transitions between houses and assisted in reducing slope behind and in between the homes. The project was approved through the conditional zoning process with the condition that a 30 ft. buffer be provided between Stevens Mill and the project requiring leaving existing vegetation and specific plantings, and planting along the top of the retaining wall. Developer must work with the boarding property owners.

Community members on the call discussed buffering options with the developer.

3. Divide Golf Course Maintenance

Town Manager Sewell explained Council had requested the Town research other municipalities ordinances/policies in regard to golf course noise. Of those Charlotte area courses researched, during the warmer months, most courses were allowed to begin maintenance around 6 a.m. and possibly earlier if there was a special event.

Council Member Richardson directed the staff to prepare a revision to the noise ordinance moving the allowed golf course maintenance start time from 5:30 a.m. to 6 a.m. at areas near homes with a provision for special events and tournaments to start at 5:30 a.m.; Council Member Grooms seconded the motion. The motion was passed with a 4 to 2 vote with Council Members Martin and Paxton opposing.

Council held consensus to leave the maintenance fans allowance unchanged; and communicate tournament schedules and special events to the Homeowner Association

4. In-person Council Meetings

Council held consensus to resume in-person meetings for the August 2020 Council Meeting only if everyone felt comfortable.

5. 2020-2021 Budget Ordinance

Original Agenda Item 2

Council Member Scholl made the motion to approve the 2020-2021 Budget Ordinance as submitted and direct staff to bring back an amended budget ordinance for \$50,000 at the July Council Meeting to allow for Town signage. The motion was seconded by Council Member Martin which was passed unanimously by Council. The 2020-2021 Budget Ordinance is attached to these minutes and therefore incorporated herein.

6. Adjournment

Council Member Paxton moved to adjourn the meeting, seconded by Council Member Richardson, and the motion received unanimous support. The meeting was adjourned at 8:17 p.m.

Approved on August 10, 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