

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

The Town Council of the Town of Stallings met for a special planning conference meeting on February 27, 2020, at 9:00 a.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/96124193466?pwd=bmo2SHd2ei9YNTNmUFMzNVF1WENldz09>) or the Zoom app (Meeting ID: 961 2419 3466; Password: 712183).

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; Karen Williams, Human Resources Director; Chris Easterly, Town Engineer; Ashley Platts, Parks and Recreation Director; Lynne Hair, Town Planner; and Police Chief Dennis Franks.

1. Call the meeting to Order

Mayor Dunn called the meeting to order.

2. 2021 Planning Conference

Town Manager Sewell introduced Geraldine Gardner from the Centralina Regional Council (CRC). Ms. Gardner would serve as the facilitator for the first half of the meeting. She then introduced the guest panelists: Eric Thomas (UNC School of Government), Mac McCarley (Planning Attorney), Michelle Nance (CRC), and Jeff Emory (NC Dept of Commerce).

Each panelist lead discussions on downtowns, specifically the key ingredients to a downtown:

- Michelle Nance, CRC - positive vibe to attract people
- Jeff Emory, NC Dept of Commerce - series of opportunities
- Eric Thomas, UNC SOG, destination for community
- Mac McCarley, Attorney, clear vision that matches the community

The panelists then conducted a SWOT (Strengths, Weakness, Opportunities, Threats) on the Stallings Downtown Master Plan. The facilitator and panelist's report of the discussion is attached to these minutes and therefore incorporated herein.

Council took a brief recess at 10:33 a.m. and reconvened at 10:40 a.m.

Following the break, various department heads presented items to the Council which were on the Council's previous year's priority list in order to get feedback on the Council desire to continue or not with that previously prioritized item. These presentations are attached to these minutes and therefore incorporated herein.

- Farmers Market - Ashley Platts, Parks and Recreation Director
Council held consensus to move forward with the Farmer's Market.
- Land Use - Lynne Hair, Town Planner
Council held consensus to have staff come back to council with ideas on a Downtown Action Plan Overlay and to rewrite the supporting language.
- Economic Development - Erinn Nichols, Assistant Town Manager
Council held consensus to have moved forward with Economic Development Plan as presented. Council also held consensus to have a business highlighted on social media until the mailed newsletter resumed.

Council took a brief recess at 11:33 a.m. and reconvened at 12:00 p.m.

- Transportation - Chris Easterly, Town Engineer
- Communications - Erinn Nichols, Assistant Town Manager
Consensus was held by Council to bring different levels of service and salaries to budget sessions to consider the addition of a new communications staff member.
- Blair Mill Park - Ashley Platts, Parks and Recreation Director
Council held consensus to move forward with Blair Mill Park improvements.

The Council then engaged each other in miscellaneous topics and discussions but no formal actions were taken. *Please note:* *The following items were mentioned and not necessarily the opinion of the Council as a whole.*

- Tax break/credit to elderly over 70 years old
- Atrium - Due to COVID, revenue was down so Atrium requested delay road improvement to Gribble Road.
- Revisiting HOA sponsored Christmas trees in Stallings Park
- Re-hanging banner around the substation at Stevens Mills and Idlewild
- Poplin Road Sewer Capacity - more information by Alex
- Possible delay in elections by the State due to the census delay

- Signage for new communities (road signs, fences, etc.)
- Processes/communications for Land Development/Planning Board level of expertise

3. Adjournment

The meeting was adjourned at 1:15 p.m.

Approved on April 12, 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