



June 24, 2024
 Stallings Government Center
 321 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

Town Council Agenda

	Time	Item	Presenter	Action Requested/Next Step
	7:00 p.m.	Invocation Pledge of Allegiance Call the Meeting to Order	Wyatt Dunn, Mayor	NA
	7:05 p.m.	Public Comment	Wyatt Dunn, Mayor	NA
1.	7:12 p.m.	Consent Agenda A. Amended Budget Ordinance 18 – Union County Public Schools Grant funding for School Recourse Officer position	Wyatt Dunn, Mayor	Approve/amend Consent Agenda
2.	7:15 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve agenda as written
3.	7:17 p.m.	Fiscal Year 2024-2025 Budget Ordinance	Wyatt Dunn, Mayor	Approve/Deny ordinance
4.	7:25 p.m.	Policy for Assessed Civil Penalties	Max Hsiang, Planning Dir.	Discussion and possible action
5.	7:40 p.m.	Parks and Recreation A. Tennis/Pickle Ball Courts B. Blair Mill Greenway Safety Fencing C. Blair Mill Park Hedge Wall	Eunice Donnelly, Parks and Rec. Dir.	Discussion and possible action
6.	8:00 p.m.	Closed Session pursuant to NCGS 143-318.11(a)(6)	Wyatt Dunn, Mayor	Recess into closed session
7.	8:20 p.m.	Adjournment	Wyatt Dunn, Mayor	Motion to adjourn



MEMO

To: Mayor Dunn and Stallings Town Council
Via: Alex Sewell, Town Manager
From: Jessie Williams, Finance Officer
Date: June 18, 2024
RE: **Amended Budget Ordinance No. 18**

Council approved a full-time School Resource Officer (SRO) position in December 2022. Union County Public Schools agreed to partially fund the position through its North Carolina Public Instruction's School Resource Officer grant award program. The terms included \$36,666 annually for the officer's salary and benefits. However, the FY 2024 adopted budget included only \$17,626 for both revenues and expenditures related to this grant. Therefore, the attached Amended Budget Ordinance (ABO) recognizes the additional grant funding and appropriates those funds towards the salary expenditures for the SRO position.

The \$17,626 already budgeted for expenditures was split between salaries and health insurance. As such, the current budget for salaries is \$9,196, while the current budget for health insurance is \$8,430.

Attached is a copy of Amended Budget Ordinance 18 for your review.

Action: Adoption of attached Amended Budget Ordinance 18

AMENDED BUDGET ORDINANCE – NO. 18

TOWN OF STALLINGS, NORTH CAROLINA

FISCAL YEAR 2023-2024

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the estimated expenditures for the fiscal year 2023-2024 are hereby amended as set forth below:

Category	Account Number	Budgeted Amount	Amend to the Following	Net Increase or (Decrease)
<u>General Fund:</u>				
<u>Revenue Budget: Police Department</u>				
School Resource Officer (SRO) Union County Grant	10-10-3430-331	\$ 17,626.00	\$ 36,666.00	\$ 19,040.00
<u>Expense Budget: Police Department</u>				
Salaries & Wages - SRO	10-10-4411-000	\$ 9,196.00	\$ 28,236.00	\$ 19,040.00

Explanation: To recognize and appropriate funding from Union County for the Police Department's School Resource Officer.

This Amendment to the Budget Ordinance shall be effective upon adoption.

The said Budget Ordinance, except as amended, shall remain in full force and effect.

ADOPTED this the 24th day of June 2024.

Wyatt Dunn, Mayor

Erinn Nichols, Deputy Town Manager/Town Clerk

Approved as to form:

Melanie Cox, Town Attorney, Cox Law Firm, PLLC

TOWN OF STALLINGS
FY 2024 - 2025 BUDGET ORDINANCE

SECTION 1. The following amounts are hereby appropriated for the operation of the Town's government and its activities for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

GENERAL FUND	\$ 10,190,100
FUND BALANCE APPROPRIATED - GENERAL FUND	460,400
TRANSFER FROM ARPA CAPITAL PROJECT FUND	665,000
STORM WATER FUND	808,200
TOTAL	\$ 12,123,700

SECTION 2. That for the said fiscal year, there is hereby appropriated out of the following categories:

General Fund

Public Safety	\$ 3,868,500
Transportation (including Powell Bill)	1,511,125
General Government	1,451,100
Sanitation	1,450,000
Parks and Recreation	1,210,550
Public Works	814,200
Planning and Zoning	619,800
Debt Service	340,225
Council Discretionary	50,000
Total Appropriations - General Fund	\$ 11,315,500

Storm Water Fund

General Expenses	\$ 779,900
Council Discretionary	28,300
Total Appropriations - Storm Water Fund	\$ 808,200

SECTION 3. It is estimated that the following revenues will be available for the fiscal year beginning July 1, 2024 and ending June 30, 2025 to meet the appropriations shown in Section 2.

Category

Ad Valorem and Personal Property Taxes	\$ 5,948,200
Sales & Use Tax	2,100,000
Utility Sales Tax Distributions	825,000
Transfer from ARPA Capital Project Fund	665,000
Powell Bill (funding for roads)	500,000
Fund Balance Appropriated	460,400
Investment Earnings	395,000

Grant Revenues	149,800
Other Tax Distributions (Solid Waste Disposal, Gross Vehicle Rental and Beer & Wine)	96,500
Licenses, Permits and Fees	86,600
Other Revenues	64,000
Federal Forfeiture Funding	25,000
Total General Fund Revenues	\$ 11,315,500
Storm Water Fees	\$ 798,100
Investment Earnings	10,100
Total Storm Water Fund Revenues	\$ 808,200
Total Revenues	\$ 12,123,700

SECTION 4.

a) There is hereby levied, for the fiscal year ending June 30, 2025, a tax rate of \$0.216 per one hundred dollars (\$100.00) valuation of taxable property as listed for taxes as of January 2024 for the purpose of raising the revenue for ad valorem taxes shown in Section 3 of this ordinance in order to finance the foregoing appropriations. This rate is based on an estimated total valuation of property for the purpose of taxation of \$2,528,312,111 at an estimated rate of collection of 98.5% for a net property valuation of \$2,490,387,429. One penny (\$0.01) on the tax rate will yield \$252,831.

b) There is hereby established a Storm Water Rate Schedule for the purpose of raising revenue to fund the Storm Water program:

Residential	\$67.00/year
Non-residential (per ERU, which equals 2,060 square feet)	\$67.00/ERU/year

c) The fees for park rentals, civil citations, zoning permits and other miscellaneous items with the Parks and Recreation, Planning and Zoning and other Town departments will be in accordance to the attached fee schedule and effective July 1, 2024.

d) Any fee not listed specifically herein is officially set at the rate designated by the most recent Town Council decision on the matter.

SECTION 5. The Budget Officer shall be authorized to reallocate departmental appropriations among the various objects of expenditures as deemed necessary.

SECTION 6. Any outstanding encumbrances as of June 30, 2024 are authorized to be added to each appropriation, as it ensures accounting for expenditures in the fiscal year they are paid.

SECTION 7. Any grant funds not depleted during the prior fiscal year may be carried over with Town Manager approval.

SECTION 8. That before any portion of any contingency appropriation is expended, the Town Council must by resolution authorize such expenditure.

SECTION 9. Copies of this Ordinance shall be furnished to the Town Clerk to be kept on file for direction in the disbursement of funds.

SECTION 10. This ordinance shall be effective upon its adoption.

ADOPTED this 24th day of June 2024.

Wyatt Dunn, Mayor

Attested:

Erinn Nichols, Assistant Town Manager/Town Clerk



FEE SCHEDULE 2024-2025

Residential & Non-Residential Plan Review*	
Preliminary Site Development Plan Review (Concept Plan Major & Minor)	\$500.00
Major Subdivision & Construction Document Preliminary Review (Article 7.7-1)*	
0 to 10 acres	\$2,000.00 plus \$350.00 per total acre
10+ acres	\$2,500.00 plus \$375.00 per total acre
Minor Subdivision Review (Article 7.7-2)	
Residential - 4 lots or less created	\$250 for the first lot or unit plus \$150.00 for each additional lot or unit
Non-Residential	\$500
Final Subdivision Plat Review (Final Plat)	
Per Map	\$500.00 plus \$75 per lot or unit
Fee In Lieu	See Article 21
Revisions	
Minor (4 lots or less)	\$250.00
Major (5 or more lots & Non-Residential)	\$500.00
Excessive (determined by the Development Administrator)	1/3 of the total original review fee
Resubmittals	
Minor (w/ 4th plan submittal & each submittal thereafter)	\$250.00
Major (w/ 4th plan submittal & each submittal thereafter)	\$500.00
Excessive Resubmittals (determined by the Development Administrator)	1/3 of the total original review fee per submittal
Two or more years dormant	Re-payment of fees from current fee schedule
*Additional Engineering and Stormwater Fees apply.	

Engineering & Stormwater Fees	
Traffic Impact Analysis	Defined Per TIA Ordinance (Article 7)
Floodplain Development & Certification Permit	\$2,500.00 plus \$100.00 per total acre
Bond Review	\$100.00
Driveway Permit (New)	\$100.00
Driveway Permit (Any Modifications)	\$50.00
Encroachment Agreements	\$100.00
Retaining Walls within Public Rights-of-Way and/or Easements	3 rd Party Review -TBD Upon Submittal (Approx. \$1,000.00 per wall)
Storm Water Review Fees (if Article 19 is triggered)	
Minor- Stormwater Review	\$250.00 plus \$150.00 per total acre
Major Construction Documents - Stormwater Review	\$2,500.00 plus \$100.00 per total acre
Surcharge per on-site detention facility	\$1,000.00
Appeal of PCSWO	\$1,000.00

Zoning Amendment Fees	
Text Amendment - Development Ordinance	\$600.00
Vested Rights Zoning Permit - Major Subdivision	\$300.00
Vested Rights Zoning Permit -Minor Subdivision	\$250.00



FEE SCHEDULE 2024-2025

Conventional - Zoning Map Amendment (General Rezoning)	
Less than 2 acres	\$300.00
2-10 acres	\$500.00
Greater than 10 acres	\$1,200.00 plus \$25 per total acre
Conditional Zoning (CZ) - Zoning Map Amendment (Article 5.4)	
Less than 2 acres	\$600.00
2-10 acres	\$1,000.00
Greater than 10 acres	\$2,000.00 plus \$50 per total acre
Board of Adjustment Request (Quasi-Judicial)	
Appeal Request	\$600.00
Variance Request	\$600.00
Special Use Permit Request (Quasi-Judicial)	
Less than 2 acres	\$600.00
2-10 acres	\$1,000.00
Greater than 10 acres	\$1,800.00 plus \$50 per total acre
Revisions	
Any modifications to Zoning Amendment submittal.	\$250.00 per revision submittal

Administrative Planning & Zoning Fees	
Zoning Permits (Article 7.5)	
Residential - New Construction	\$150.00 per unit
Residential - New Construction for Multi-Family (Apartments only)	\$150.00 plus \$75.00 per unit
Residential - Accessory Structure, Additions, Interior Upfit	\$75.00 each
Pool Installation Permit	\$150.00
Use Permit - Permanent & Accessory (Non-Residential)	\$50.00 per use
Home Occupation Use Permit (Article 10.1-21)	\$75.00
Temporary Use Permit	\$50.00
Commercial - New Construction	\$250.00
Commercial - Accessory Structure, Additions, Interior Upfits not requiring site plan review	\$100.00 each
Sign Permits (Article 17)	
Permanent Wall Sign	\$75.00 per sign
Permanent Free-Standing Sign (Monument, etc.)	\$125.00 per sign
Temporary Sign Permit (Banners, Feather Flags, etc.)	\$25.00 per sign
Master Sign Plan (Article 17.10)	\$200.00
Certificate of Zoning Compliance (Zoning Compliance Inspection)	
Residential Zoning Compliance Inspection - New Construction	\$150.00 per unit
Residential - Accessory Structures & Additions Requiring Site Plan Review	\$50.00 each
Commercial Zoning Compliance Inspection - New Construction & Additions Requiring Site Plan Review	\$200.00



FEE SCHEDULE 2024-2025

Commercial – Accessory Structures/Additions Requiring Site Plan Review	\$75.00
w/ 4 th inspection & each inspection thereafter	Original fee plus \$50.00 for each inspection thereafter
Letter of Zoning Compliance (Zoning Verification Letter)	\$75.00
Miscellaneous Fees	
Chicken Permit	\$25.00
Demolition Permit - Residential	\$50.00 per structure
Demolition Permit – Non-Residential	\$100.00 per structure
Development Agreement (Article 7.15)	\$8,500.00
Special Events & Temporary Structures Permit	\$50.00
Tree Disturbance Permit (Article 11.10)	\$150.00
Land Disturbance Permit (non-structural)	\$100.00 per 1/2 acre disturbed
Revisions	
w/ 3rd revision & each thereafter	Original Fee

Copies & Maps	
Copies	\$0.50 per page
Maps (color)	
A Size (8.5 X 11)	\$1.00
B Size (11 x 17)	\$5.00
C Size (17 x 22)	\$10.00
D Size (22 x 34)	\$15.00
E Size (34 x 44)	\$20.00
Custom Maps	\$35.00 per hour rounded to ¼ hour

Police Department	
Wrecker Services	
Vehicles 8,500 pounds or less (including passenger vans and motorcycles)	\$175 per vehicle
Waiting time after the first hour of arrival	\$10 per hour
Winching service	\$30 per vehicle
Motorcycle towing (in addition to basic towing)	\$10
Tire Change	\$60 per vehicle
Out of gas	\$60 per incident
Unlock Vehicle	\$45 per vehicle
Gate Fee (if applicable) - Transport trucks, car haulers, and large equipment	\$25
Tarp Fee	\$10
Motorist Assist / Disabled Vehicles under 8,500 pounds	\$75 7:00 am to 7:00 pm
	\$85 7:00 pm to 7:00 am
Storage	\$25 per day
Clean up of debris or spilled cargo requiring more than 30 min to secure and remove	\$25 per hour
Towing more than one motorcycle	\$130 apportioned between each vehicle owner



FEE SCHEDULE 2024-2025

Service charges for vehicles larger than 8,500 pounds or subject to Asset Forfeiture Evidence Holds	\$250
Miscellaneous Fees	
Fingerprint Card	\$15.00 for each card
Report Copies	No charge for reports only a few pages in length. The Town's per-page fee may apply for large printing requests.
Solicitation Permit	\$150.00
Amplified Sound Permit	\$10.00

Parks & Recreation Department Fee Schedule		
Vendor Fees for Events		
Vendor Flat Rate (Event)	\$50	
Stallings Fest Vendor	\$75/Vendor	
Park Rental Fees		
	Resident	Non-Resident
Shelter A	\$30	\$50
Shelter D / Heath Guion Shelter	\$50	\$70
Picnic Pods	\$20	\$30
Park Staff Fee for Large Reservations		
	Charge per hour	
Hourly Basis	\$15.00 per staff member per hour	
Event and Program Participation Fee		
Range is based on event type	\$5-\$35	

Miscellaneous Fees	
Returned payment fees	
Returned check fees	\$35 (maximum fee as set forth by NC G.S. 25-3-506)
Returned payment fee, other than checks	Actual Town costs

Fee Schedule Revisions:	
Town Council Authority	
The Town Council reserves the right to amend any fee amount listed in this schedule through official decision-making processes.	
Unlisted Fees	
Any fee not explicitly listed herein is officially set at \$100.00 or the rate designated most recently by Town Council decision.	
Adopted	
June 24, 2024	



MEMO

To: Stallings Town Council
From: Matt Dillard, Code Enforcement Officer
Date: June 24, 2024
Re: Policy for the Voiding or Reducing Assessed Civil Penalties

Request:

Currently, the Town of Stallings does not have a policy that provides a process after issuing civil penalties. A policy will provide consistency, clarity, and flexibility for this process. The policy would outline the steps required by the violator should they request to reduce or void the assessed penalties. A payment installment agreement form will be included in this policy should the violator agree to pay the penalties. This policy can only benefit the town by providing stability and transparency during the post-issuance of civil penalties.

I am requesting the adoption of the attached Policy for Assessed Civil Penalties.



Policy for the Voiding or Reducing Accessed Civil Penalties.

Following the issuance of a Notice of Violation and failure to comply with the standards of a Town Ordinance, the Code Official, Police Official, or other Town Official may issue Civil Penalties to the property owner, the property occupant, contractors, or other parties in interest. The purpose of Civil Penalties is to secure compliance with Stallings' Ordinances, cover administrative costs for enforcement, and establish equity for the residents who are in compliance with the rules. This policy does not impact the right to appeal a Notice of Violation to the Board of Adjustments as set forth in the Town's Development Ordinance.

1) Voiding:

Should it be determined after Civil Penalties have been issued that the penalties have been issued in error, the issuing Official may submit a memorandum to the Town Manager, through the appropriate department head, stating the facts of the matter, a request for authorization to void the collective penalties and stating the total amount of the penalties issued. Upon authorization, the issuing Official will notify the property owner or other parties who were issued the penalties that the penalties have been voided and removed. A copy of the notice will be filed with the case file documents.

2) Reducing:

Should the property owner, the property occupant, contractors, or other parties in interest request that correctly issued Civil Penalties be reduced, the following procedures apply.

- a) The premises where the violations were observed/occurred shall be brought fully into compliance with the issued Notice of Violation and the ordinance that was violated. Verification of compliance must be made by the issuing official and/or department that issued the original Notice.
- b) The person or persons requesting the reduction or waiver shall submit such request in writing, stating the facts and circumstances to support their request.
- c) The request shall be signed by the requestor and include all appropriate contact information in the document.
- d) The request shall be submitted to the Town administrative offices for review and submittal to the Town Council for possible action at their next regularly scheduled meeting.
- e) Requests under this policy should be limited to Civil Penalties that have accrued in excess of \$2,500.
- f) The requestor will be notified of the date and time the matter will be addressed by the Town Council.
- g) The Town Council may reduce or affirm the full amount of the Civil Penalties at their discretion by a simple majority vote. Should the Council choose to reduce the amount of the Civil Penalties accessed, they should use the following information to determine the maximum amount of the reduction.

- i. \$2,501 to \$10,000 may be reduced by no more than 50%.
- ii. \$10,001 to \$50,000 may be reduced by no more than 75%.
- iii. \$50,001 and above may be reduced by no more than 85 %.

- h) Upon a decision by the Town Council, the total amount shall be due and payable in full within ten (10) workdays of the decision. If payment cannot be made in full, the requestor may, within ten (10) workdays of the decision, request to enter into an agreement and payment schedule as discussed in section 3 below.
- i) The Town Council may also pass on addressing the matter, and thus, the Civil Penalties shall stand, in full, as a debt owed to the Town, and further collection action shall follow. The requestor shall be notified if the Town Council declines to hear the matter.

- 3) Should a person subject to Civil Penalties agree to pay the penalties but is unable to make payment in full, they may request to enter into an agreement to schedule a payment plan with the Town. The agreement will be

submitted in writing and signed by the requestor. See the attached sample of the agreement and schedule of payments. The Town may also choose to decline the request for the agreement. The agreement shall contain the total amount due, a down payment amount, and equal installments to be paid monthly by a specified date, and such agreement shall be limited to a period of not to exceed twelve (12) months for amounts between \$1,200 and \$6,000. For amounts more than \$6,000, the agreement shall be limited to not more than twenty-four (24) months. Any amount less than \$1,200 shall not be eligible for a payment plan agreement.

Adopted this the day ____ day of _____, 2024.





**INSTALLMENT AGREEMENT
FOR PAYMENT OF
CIVIL PENALTIES ASSESSED**

WHEREAS, the Town of Stallings previously had cause to issue one or more Notices of Violation to the owner(s) of the property located at 608 Carson Street (7538-15-54-0380) for violations of the Town of Stallings Code of Ordinances; and

WHEREAS, the property owners, _____, failed to abate the noted violations in a timely manner as required by the Notice of Violation dated August 15, 2023; and

WHEREAS, the Town of Stallings issued a Notice of Civil Citation on October 4, 2023, due to continued failure by the owners to comply with the previous Notice of Violation; and

WHEREAS, the owners continued the violations, and the Town of Stallings issued a Demand for Payment letter on January 3, 2024, in the amount of \$ 4,600.00 (Four Thousand Six Hundred Dollars and No Cents); and

WHEREAS, on January 17, 2024, an inspection of the property with _____, revealed that all but a few violations were abated by the owners and the remaining items were to be removed soon. A verbal agreement was made to stop all penalty accrual as of January 3, 2024, due to the current level of compliance and the owner suggested that she would be able to pay the penalties on a payment plan; and

WHEREAS, on February 7, 2024, it was noted that all violations were abated by the owners:

WHEREAS, _____, has agreed to make a down payment in the sum of \$ _____ and to make monthly installment payments in the amount of \$ _____ each month as described herein;

WHEREAS, the Town of Stallings acknowledges receipt of the sum of \$ _____ as the down payment; and

NOW THEREFORE, the Town of Stallings agrees to the following payment schedule as described herein, and further states that failure to make the scheduled payments as required herein will result in the Town initiating a civil action in the North Carolina General Court of Justice for collection of the unpaid balance of penalties, which may include additional attorney fees, interest, court costs and other such relief as permitted by law.

PAYMENT SCHEDULE

Payments are due not later than the date of each month as indicated below:

May 17, 2024,	\$400.00 (Down payment)
June 17, 2024,	\$400.00
July 18, 2024,	\$380.00
August 19, 2024,	\$380.00
September 18, 2024,	\$380.00
October 18, 2024,	\$380.00
November 18, 2024,	\$380.00
December 18, 2024,	\$380.00
January 17, 2025,	\$380.00
February 18, 2025,	\$380.00
March 18, 2025,	\$380.00
April 18, 2025,	<u>\$380.00</u>
	\$4,600.00

I, _____, do hereby acknowledge, agree, and promise to pay to the Town of Stallings, the total balance of \$4,600.00 (Four Thousand Six Hundred Dollars and No Cents) as required in the terms of this Agreement and installment payments, without interest, in accordance with the payment schedule above.

In the event that any part thereof is not paid when due, I acknowledge and agree that the Town of Stallings will initiate a civil action in the North Carolina General Court of Justice for collection of the unpaid balance of penalties, which may include additional attorney fees, interest, court costs and other such relief as permitted by law.

WITNESS my hand this ____ day of _____, 2024.

Signature

Printed Name

State of _____

County of _____

Signature

Printed Name

I, _____, Notary Public of said State and County, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this ____ day of _____, _____.

My Commission expires
Acceptance of agreement for the Town of Stallings

Notary Public

Signature

Printed Name

Title and Department

Signature

Printed Name

Title and Department





MEMO

To: Stallings Town Council
Via: Alex Sewell, Town Manager
From: Eunice Donnelly, Parks & Recreation Director
Date: June 24th, 2024
RE: **Park Enhancements with Leftover Greenway Funds**

Background/History:

After the completion of the Blair Mill Greenway, the Parks and Recreation Department was left with a surplus of \$160,959.58. In May, the Council voted on moving forward with using a portion of the surplus funds on the following projects:

- Tennis/Pickleball Court Resurfacing (\$27,000) *Project on Hold
 - Total Project Budget is \$42,000 due to \$15,000 already being allocated in the Budget
- Stallings Municipal Park Fencing (\$31,000) *Project Complete
- Stallings Municipal Park Signage (\$17,000) *Project in planning phase

In addition to these items – the Council has requested the Parks and Recreation Department to investigate the following items:

- Stallings Municipal Park Tennis/Pickleball Courts Re-striping
- Blair Mill Greenway Safety Fencing
- Blair Mill Playground Fencing Recommendation

After careful planning, research & meeting with staff – the parks department has gathered some recommendations for the Town to move forward with. These projects were intended to be paid for using the leftover funds from the Blair Mill Greenway Project – if the Council decides to move forward with the items, we will propose an ABO for the next Council meeting to appropriate the funds for these projects.

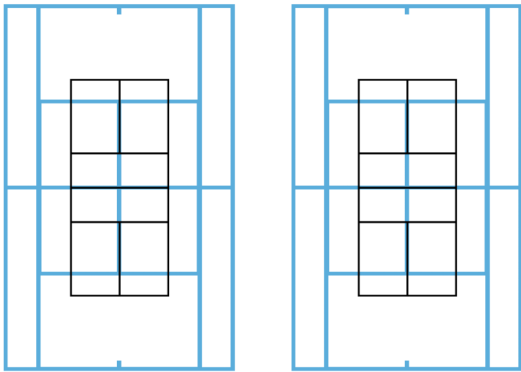
Proposal:

Tennis/Pickleball Court Resurfacing

The Tennis/Pickleball Court was set to be resurfaced this fiscal year; however, the Council wanted the Parks and Recreation Department to explore different options for the current court's layout. After reaching out to multiple vendors and getting some options put together – the Parks and Recreation department has narrowed it down to three options for the lining of the current Tennis/Pickle Ball Courts.

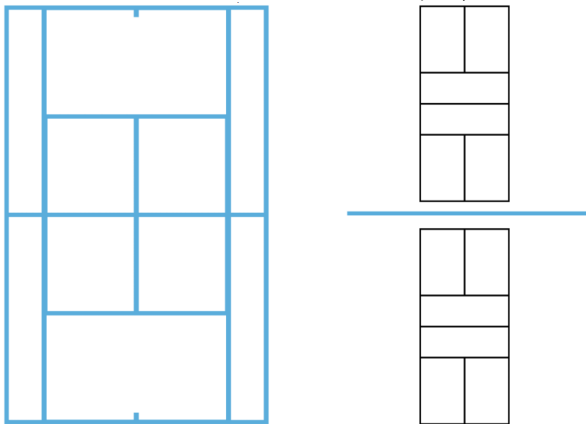
Option 1: Leaving the Court as is.

- 2 Tennis Courts Lined for Pickleball + Resurfacing
 - Total Price: \$29,696



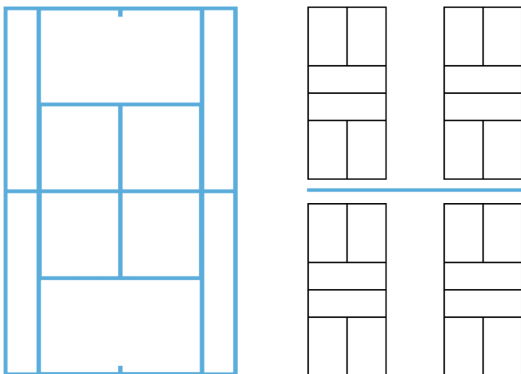
Option 2: Leaving one side for Tennis & replacing other side with 2 Pickle Ball Courts

- 1 Tennis Court | 2 Dedicated Pickleball Courts + Resurfacing
 - Total Price: \$33,902



Option 3: Leaving one side for Tennis & Replacing other side with 4 Pickle Ball Courts

- 1 Tennis Court | 4 Dedicated Pickleball Courts
 - Total Price: \$41,288



The Parks and Recreation met with the Community Committee, and they voted on Option 3. They believe with the uprising interest in Pickleball – that this will serve the most benefit to the community.

Requested Actions:

- 1) To Decide on which option to move forward with for the Tennis/Pickleball Courts.

Blair Mill Greenway Safety Fencing

After careful consideration of adding a fence at the Greenway at Blair Mill Park – the Parks and Recreation Department is recommending moving forward with the following:

- Two 8 ½' Swivel Gates approx. 4' High
- 3 ½' Posts with the Pipe being 1 ¼" Black Iron
- 180 Degree Rotation with Locking Pin

This Swivel Barrier will allow vehicle access when necessary. It will also slow down cyclists to prevent them from pedaling onto the road.

Total Cost: \$5,000

Requested Actions:

- 2) To Approve/Deny the Parks and Recreation Department moving forward with the addition of Safety Fencing on the Blair Mill Greenway

Blair Mill Park | Fencing Recommendation

The Parks and Recreation Department has researched a fence for the Blair Mill Playground, and it would be approx. \$11,000 to install a 5' Tall Commercial Grade Black Aluminum fence with a gate. After careful consideration and evaluation of the area, the Department does not feel a fence is necessary at the current playground due to the proximity of the playground from the parking lot (Approx. 30' Feet), the drop in elevation level, as well as the tree line/sidewalk that separates the playground from Stevens Mill Rd. Below is a list of pros & cons from the Department regarding the addition of a fence:

Pros:

- **Safety/Security:** Fencing provides a physical barrier that helps keep children within the designated play area, reducing the risk of accidents such as wandering into traffic or getting lost.
- **Supervision:** With a fenced playground, caregivers can more easily monitor children's activities without worrying about them straying too far away.

- **Boundary Definition:** Fencing clearly defines the boundaries of the playground area, preventing disputes over usage and ensuring that resources are utilized efficiently.

Cons:

- **Cost:** Installing fencing can be expensive, especially for larger playgrounds or those with complex layouts. Maintenance costs should also be considered over time.
- **Accessibility:** Fencing can create barriers for individuals with disabilities, particularly if not designed with accessibility in mind. It may also limit access for caregivers with strollers or mobility aids. Would possibly need to install another ramp in the playground due to the “odd” shape of the potential fence.
- **Landscaping:** The addition of a fence would make it difficult for landscaping equipment to get in and out of the playground area since the playground was not intended to have a fence around it – creating an odd shape and green space within’ the perimeter of the fence.
- **Maintenance:** Fencing requires regular upkeep to ensure its effectiveness and safety. This includes tasks such as cleaning, repairs, and inspections for signs of wear or damage.
- **Dog Friendly Park:** Since Blair Mill Park is Dog-Friendly - the addition of a fence bordering the playground could encourage dog owners to use the playground as a “Dog-Park” creating the concern for safety (dogs off leash inside playground) /sanitary issues.

While the Parks Department does not believe a fence is the best option – if the Council wishes to add anything to the current playground, we suggest looking into adding a hedge wall like that at Stallings Municipal Park. This would serve the same purpose as a fence; however, would be more aesthetically pleasing and possibly cheaper than installing a fence around the current playground. Please see below for an example:



We believe the hedge wall would only be needed between the Playground and Parking lot to deter children from running straight into the road. Below are possible options the Council could move forward with tonight:

Option 1 - No Fencing | *Leave as is*



Option 2 - Add Fencing on Perimeter | \$11,000



Option 3 - Add Hedge Wall (Staff Recommendation) - *Similar to Stallings Municipal Park*
**Price Dependent on Maturity of Shrubs & would need to be planted in the Fall (Would gather cost by next council meeting to discuss options for shrubs). Costs for shrubs would be substantially less than fencing*



Requested Actions:

- 3) To Discuss and Select an option moving forward for the Parks and Recreation Department regarding the Playground Fencing at Blair Mill Park.



PARKS & REC
TOWN of STALLINGS

PARK ENHANCEMENTS

WITH LEFTOVER GREENWAY FUNDS



EUNICE DONNELLY | PARK & RECREATION DIRECTOR



BACKGROUND

'23-'24 FISCAL YEAR

April 2024

- Parks & Recreation Department closed out Greenway Project with a Surplus of \$160,959.58

May 2024

Council approved moving forward with the following projects:

- Tennis/Pickleball Court Resurfacing (\$27,000)
 - Total Project Budget is \$42,000 due to \$15,000 already being allocated in the Budget
- Stallings Municipal Park Fencing (\$31,000) *Project Complete
- Stallings Municipal Park Signage (\$17,000) *Project in planning phase

Council requested the Parks Department to look into the additional projects:

- SMP Tennis/Pickleball Court Layouts
- Blair Mill Greenway Safety Fencing
- Blair Mill Playground Fencing



STALLINGS MUNICIPAL PARK

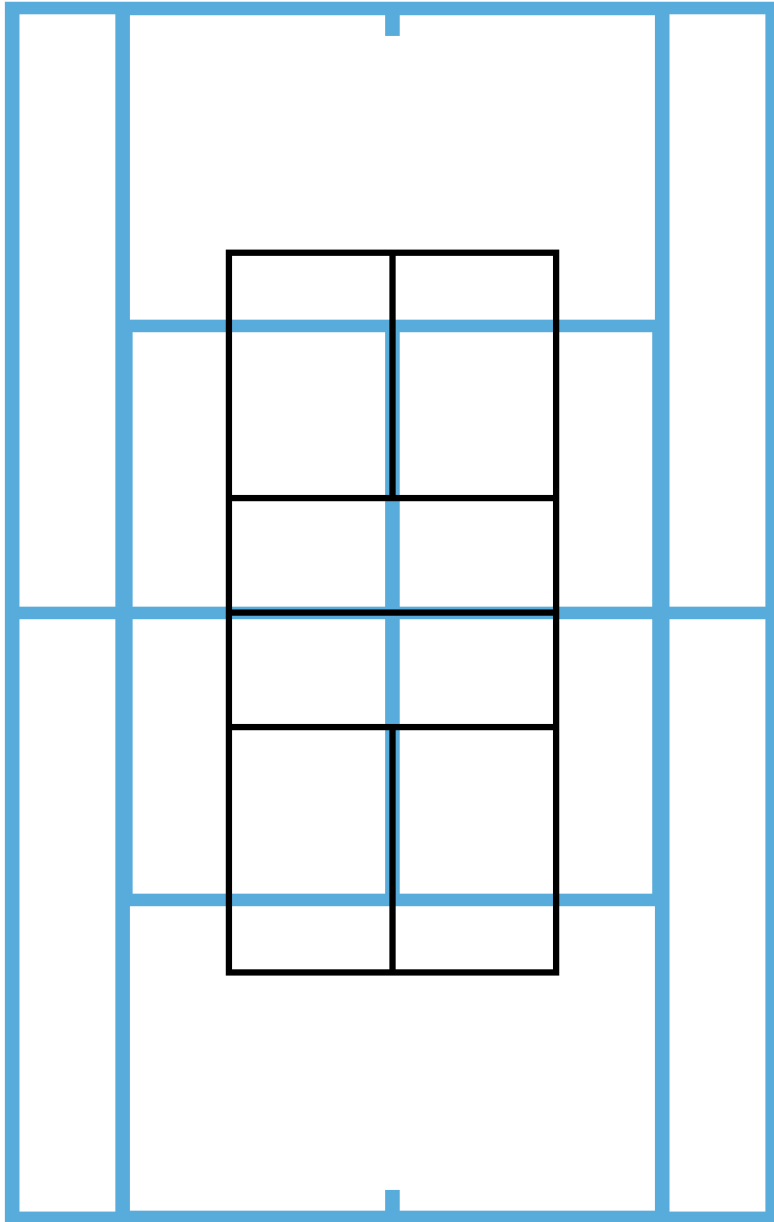
TENNIS/PICKLEBALL COURT

Background

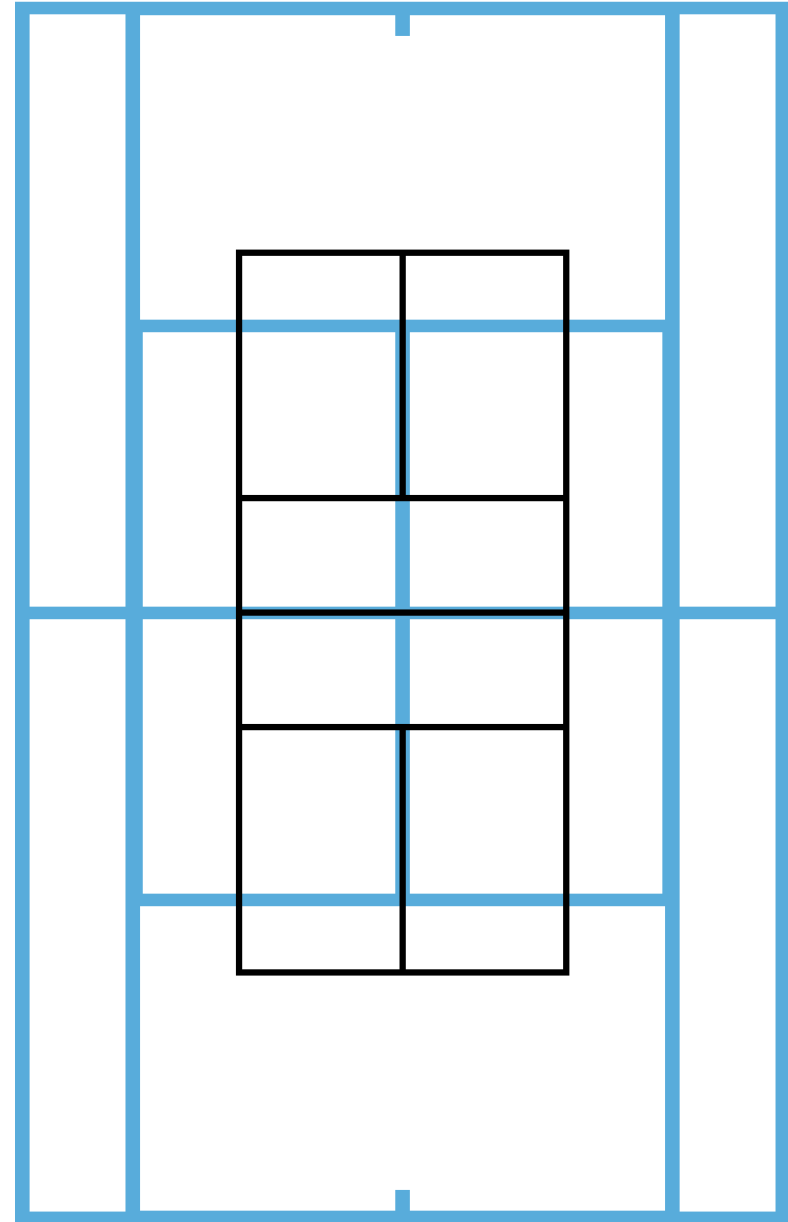
- \$15,000 was allocated in the '23-'24 Fiscal Year Budget for resurfacing
- Council added \$27,000 of additional funds to complete project
- Project was put on hold after community interest in converting Tennis Courts to Pickleball Courts
 - Parks Department put together 3 Options for court layout

OPTION 1

2 Tennis Courts | Lined for Pickle Ball



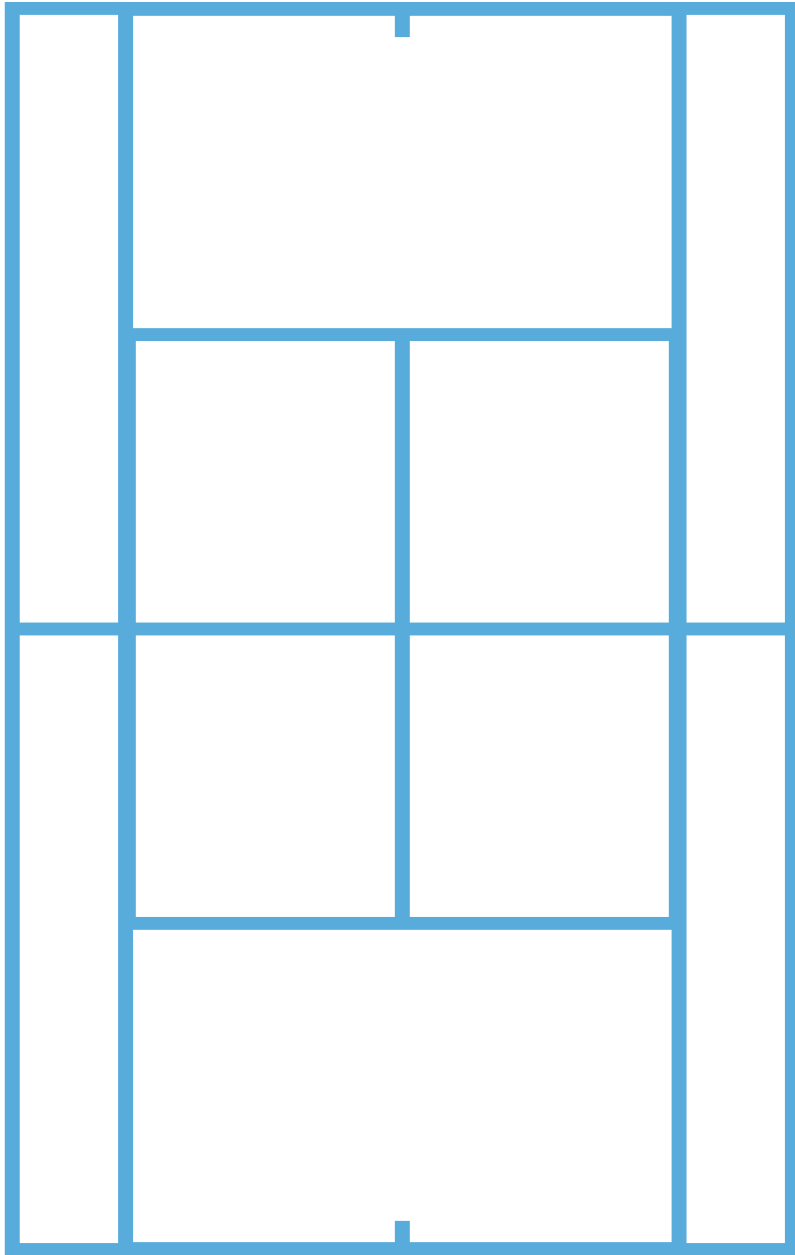
*This is the current layout



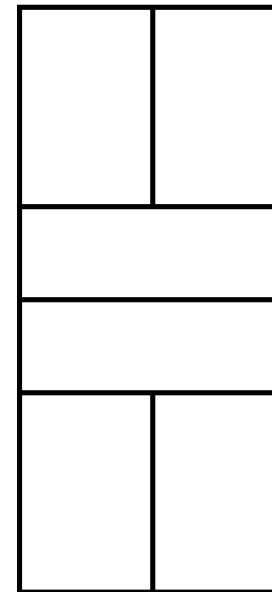
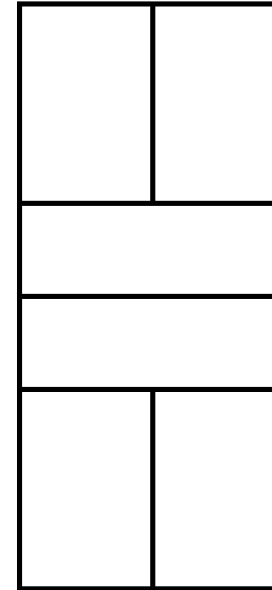
Total Price: \$29,696

OPTION 2

1 Tennis Court | 2 Regulation Pickleball Courts



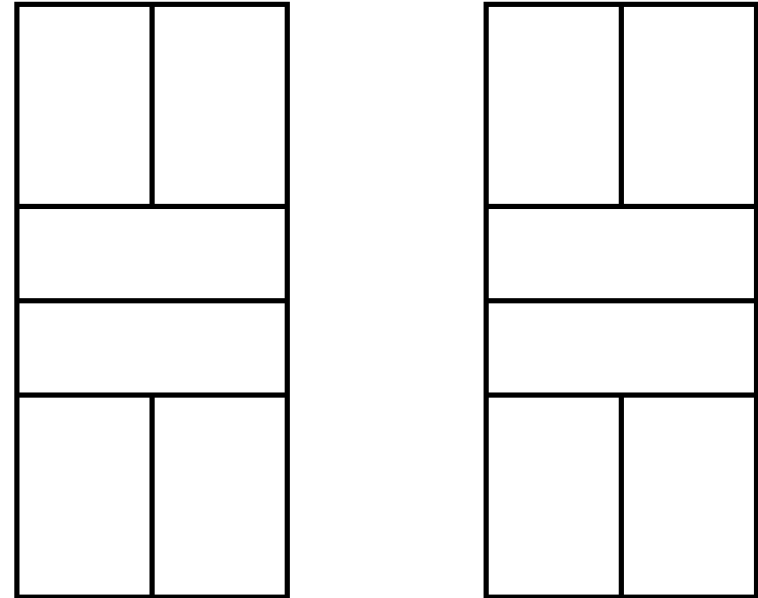
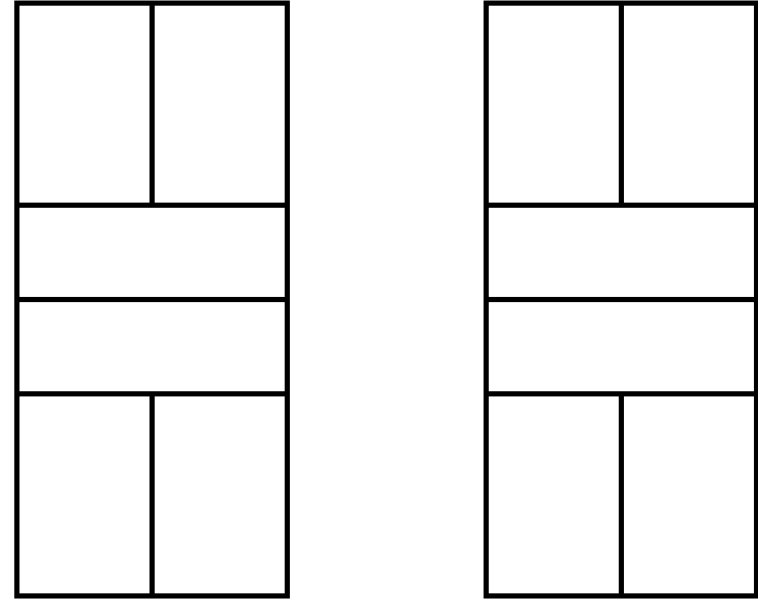
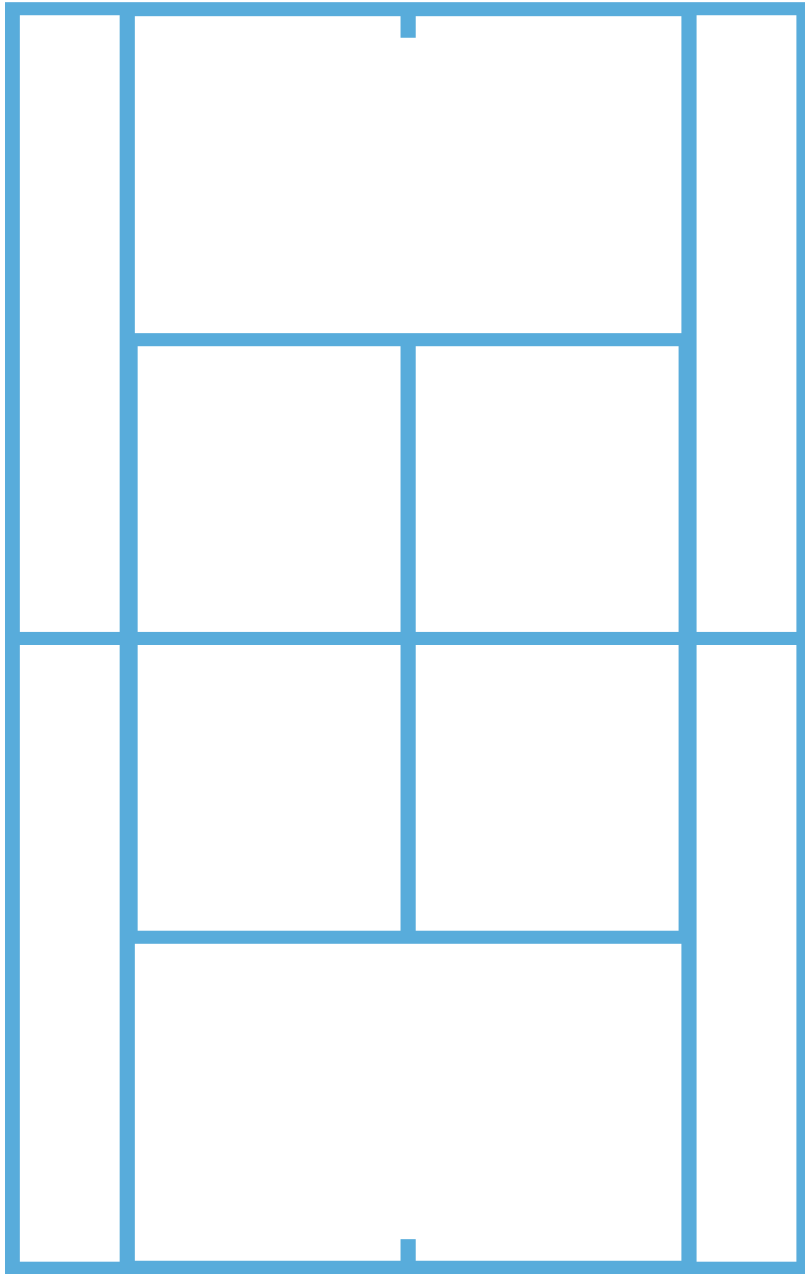
Pros: 2 Dedicated Pickle Ball Courts
Cons: Lose a Tennis Court



Total Price: \$32,288
+ 5% Cont. = \$33,902

OPTION 3

1 Tennis Court | 4 Regulation Pickle Ball Courts



Pros: 4 Dedicated Pickle Ball Courts
Cons: Lose a Tennis Court

Total Price: \$39,322

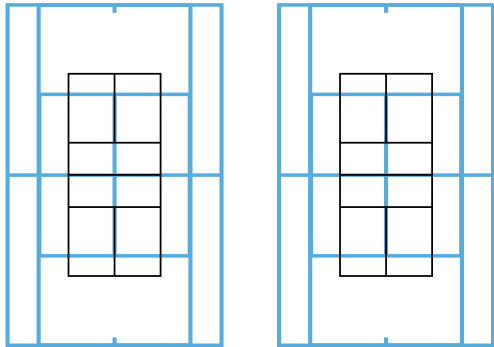
+ 5% Cont. = \$41,288

STALLINGS MUNICIPAL PARK

TENNIS/PICKLEBALL COURT

OPTION 1

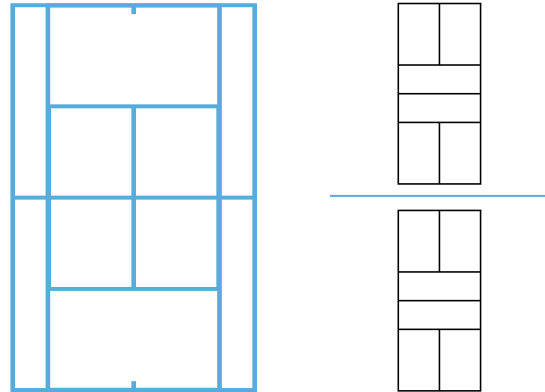
2 Tennis Courts | Lined for Pickle Ball



Total Price: \$29,696

OPTION 2

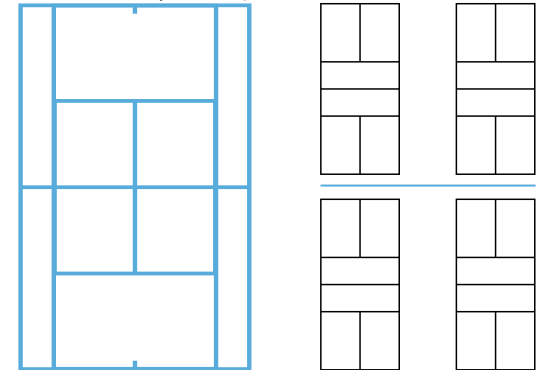
1 Tennis Court | 2 Regulation Pickleball Courts



= \$33,902

OPTION 3

1 Tennis Court | 4 Regulation Pickle Ball Courts



= \$41,288

REQUESTED ACTIONS

Council to discuss which Tennis/Pickleball Court layout to move forward with during the resurfacing project.



BLAIR MILL GREENWAY SAFETY FENCING

Background

April 2024

- Greenway Completed

Shortly following, Council asked the Parks and Recreation Department to look into safety fencing options for the greenway due to high traffic on Stevens Mill Rd.

BLAIR MILL GREENWAY

SAFETY FENCING



BLAIR MILL GREENWAY

SAFETY FENCING



- Two 8 ½' Swivel Gates approx. 4' High
- 3 ½' Posts with the Pipe being 1 ¼" Black Iron
- 180 Degree Rotation with Locking Pin
- Each would be “Staggered” in order to slow a child down on a bike.

Total Price: \$5,000



REQUESTED ACTIONS

Council To Approve/Deny the Parks and Recreation Department moving forward with the addition of Safety Fencing on the Blair Mill Greenway.



BLAIR MILL PARK PLAYGROUND FENCING

Background

Council asked the Parks and Recreation Department to look into fencing options for the playground to address safety concerns.

BLAIR MILL PARK PLAYGROUND FENCING

OPTION 1



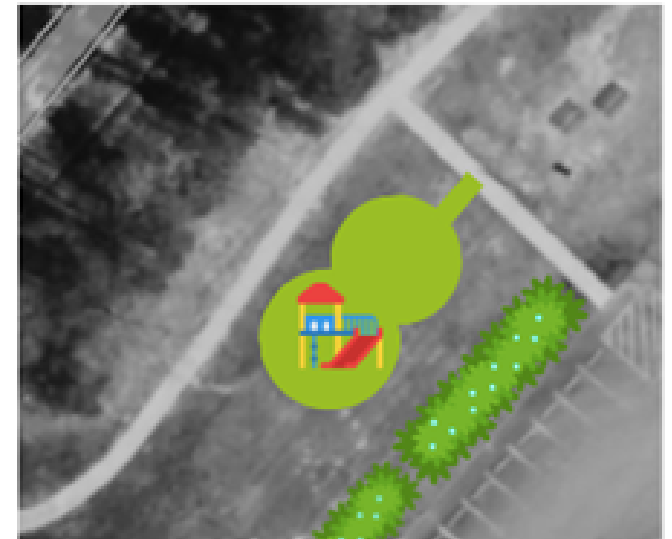
NO FENCING | *LEAVE AS IS*

OPTION 2



**FENCING ON THE PERIMETER
= \$11,000**

OPTION 3



**HEDGE WALL BORDERING
PARKING LOT
= *Price dependent on maturity of
shrubs**



BLAIR MILL PARK PLAYGROUND FENCING

OPTION 1

NO FENCING | *LEAVE AS IS*

OPTION 2

FENCING ON THE PERIMETER
= \$11,000

OPTION 3

HEDGE WALL BORDERING PARKING LOT
= *Price dependent on maturity of shrubs

REQUESTED ACTIONS

Council to select one of the options to move forward with for the Blair Mill Park Playground Fencing.