



**Town Council Agenda**

**Access for the Electronic Meeting**

**Via phone:** 1-646-558-8656

**Via web:**  
<https://zoom.us/j/94244744516?pwd=bGZQaTN1amFyUXRiRWFKQUtPUzdxdz09>

**Via Zoom App:**  
 Meeting ID: 942 4474 4516  
 Password: 220911

**June 8, 2020**  
 Stallings Town Hall  
 315 Stallings Road  
 Stallings, NC 28104  
 704-821-8557  
[www.stallingsnc.org](http://www.stallingsnc.org)

	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.	7:15 p.m.	Consent Agenda Approval A. Minutes from the following meetings: (1) 04-27-2020 – special (2) 04-27-2020	Wyatt Dunn, Mayor	Approve Consent Agenda <i>(All items on the Consent Agenda are considered routine, to be enacted by one motion. If a member of the governing body requests discussion on of an item, the item will be removed from the Consent Agenda and considered separately.)</i>  <b>Motion:</b> I make the motion to: 1) Approve the Consent Agenda as presented; or 2) Approve the Consent Agenda with the following changes: _____.
2.	7:17 p.m.	Reports A. Report from Mayor B. Report from Council Members/Town Committees C. Report from Town Manager/Town Departments	Council and Staff	NA
3.	7:40 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve agenda as written. <i>(ADD, IF APPLICABLE: with changes as described by Mayor Dunn)</i>  <b>Motion:</b> I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: _____.
4.	7:45 p.m.	2020-2021 Proposed Budget Public Hearing A. Open the Public Hearing B. Comments from the Public C. Close the Public Hearing	Wyatt Dunn, Mayor	Hold the public hearing
5.	7:55 p.m.	Divide Golf Course Maintenance	Wyatt Dunn, Mayor	
6.	8:05 p.m.	Chestnut Place Subdivision Stormwater <i>(Martin)</i>	John Martin, Council Member	Discussion and possible action
7.	8:15 p.m.	Adjournment	Wyatt Dunn, Mayor	Motion to adjourn

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

The Town Council of the Town of Stallings met for its regular meeting on April 27, 2020, at 5:30 p.m. via a virtual electronic platform due to the national state of emergency because of COVID-19.

Those present 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; Lynne Hair, Town Planner; Chris Easterly, Town Engineer; Justin Russell, Assistant Town Engineer; and Marsha Gross, Finance Officer.

1. Call the Meeting to Order

Mayor Dunn called the meeting to order.

2. Budget Discussions for FY2020-2021

Council heard presentations from departments in the following departments:

- Transportation (Town Manager Chris Easterly)
- Stormwater (Town Manager Chris Easterly)
- Planning and Zoning (Town Planner Lynne Hair)
- Debt (Finance Office Marsha Gross)
- General Government (Asst. Town Manager Erinn Nichols)

These presentations are attached to these minutes and therefore incorporated herein.

Council requested Town Manager Sewell reiterate how budget items connected with the Council approved 2020-2021 priorities.

3. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Paxton, and the motion received unanimous support. The meeting was adjourned at 6:35 p.m.

Approved on \_\_\_\_\_, 2020.

\_\_\_\_\_  
Wyatt Dunn, Mayor

\_\_\_\_\_  
Erinn E. Nichols, Town Clerk

Approved as to form:

\_\_\_\_\_  
Cox Law Firm, PLLC

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

The Town Council of the Town of Stallings met for its regular meeting on April 27, 2020, at 7:00 p.m. via a virtual electronic platform due to the nation state of emergency because of COVID-19.

Those present 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; Lynne Hair, Town Planner; Melanie Cox, Town Attorney; and Mac McCarley, Planning 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 Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

No one joining the meeting wanted to give public comment.

1. Agenda Approval

Council Member Ayers made the motion to approve the Agenda as presented. The motion was seconded by Council Member Richardson and approved unanimously.

2. DA19.11.01 – Union Park Towns/Exeter Development

Council Member Paxton requested recusal on this item as some of the land for this development was owned by her in-laws and was representing her in-laws on the project. Council Member Scholl made the motion to recuse Council Member Paxton from voting on this item. The motion was seconded by Council Member Martin and passed unanimously.

Mayor Dunn opened the public hearing. Town Planner Hair then explained this was a Development Agreement for a 217-unit townhome project, mainly alley fed, on 25.72 acres located on Stallings Road. The property was zoned MU2 where townhomes were a permitted use. The project was comprised of four properties near the Monroe Bypass. There were two entrances into the project from Stallings Road. The development agreement subcommittee and the Planning Board recommended unanimous approval of the project. Town Planner Hair's presentation on DA10.11.01 is attached to these minutes and therefore incorporated herein.

Jeff Smerko (Exeter Development), John Holcomb (Kimley-Horn), Jonathan Hess (NVR/Rylan Homes) joined the meeting to present the project to the Council. Mr. Smerko's presentation is attached to these minutes and therefore incorporated herein. The units would range from 1400-1500 square feet to 1900-2000 square feet. Porches would be four ft. deep and the price point would be mid-\$200,000 to \$300,000. Susan Irving, attorney for the developer, also was present to answer any questions.

No one joined the electronic meeting who wanted to give public comments on the item. The public was informed that it had 24 hours to submit public comments to the Town Clerk. Mayor Dunn recessed the public hearing the vote on this item until the May 11 meeting.

### 3. Legal Counsel Scope of Work (Martin) (Tabled 04-14-2020)

Mayor Dunn turned the floor over to Council Member Martin. Council Member Martin wanted to ensure both legal counsel contracts had the same checks and balances specifically to time assigned to Council on individual issues. Town Attorney Cox informed the Council that the changes in her contract were: Each Council Member is allowed 6 hours of individual time per calendar year.

Town Planning Attorney McCarley acknowledged that the change to his engagement agreement to reflect the same clause as Town Attorney Cox regarding individual time per calendar year.

Council Member Martin made the motion accept the addendums to the contracts as presented. The motion passed unanimously after a second from Council Member Scholl.

Clerk's Note: Town Attorney Cox left the meeting at approximately 7:50 p.m.

### 4. UDO Discussion – Open Space (Tabled 02-24-2020)

Town Planner Hair presented the Council with an Open Space presentation involving potential changes needed for open space requirements. There were many different types of open space: greenways, passive parks, stream buffers, stormwater facilities, landscape buffers, and the space required in development standards (setbacks, minimum lot size, etc.). With many different reasons for open space, various municipalities required different amounts of open space percentages. Town Planner Hair's presentation is attached to these minutes and therefore incorporated herein.

Council gave consensus to have Council give feedback to Town Planner Hair for a final proposal guidance which would go to Planning Board for approval.

5. Planning Board/BOA Membership Framework

Town Manager Sewell explained to there were a few inconsistencies between a few ordinances and the Town's Rules of Procedure regarding the number of Planning Board/Board of Adjustment membership framework. Town Manager Sewell's memo on this item is attached to these minutes and therefore incorporated here in.

Council held consensus to proceed with the changes as outlined in Town Manager Sewell's memo, have the Planning Board make the changes it needed to, and then bring back all the changes at one time to the Council for approval.

6. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 8:27 p.m.

Approved on \_\_\_\_\_, 2020.

\_\_\_\_\_  
Wyatt Dunn, Mayor

\_\_\_\_\_  
Erinn E. Nichols, Town Clerk

Approved as to form:

\_\_\_\_\_  
Cox Law Firm, PLLC

Note: The FY 2020-21 Proposed Budget and corresponding Budget Message were originally submitted on May 19, 2020. Subsequently, the Town has received additional information affecting revenue projections. Based on this additional information, the Town Manager is submitting an updated budget proposal with decreased revenues and expenditures.

June 1, 2020

Honorable Mayor and Members of Council  
Town of Stallings, North Carolina:

Pursuant to the Local Government Budget and Fiscal Control Act and N.C. General Statute 159-11, the Annual Budget for Fiscal Year 20-21 is submitted for your consideration:

General Fund	\$6,905,400
Appropriated General Fund Balance	\$2,091,800
Storm Water Fund	<u>\$ 515,500</u>
Total	\$9,512,700

This budget proposal represents the commitment of the Town Council to its strategic priorities and corresponding strategies unanimously approved as generally summarized as follows:

<b><u>FY 2020-21 TOWN COUNCIL PRIORITIES</u></b>
<p>1.) Create a Stallings Downtown</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <ul style="list-style-type: none"> <li>- Approved Strategy – Focus resources on establishing a “core” downtown area that will serve as a catalyst and ultimately lead to market-driven downtown development.</li> </ul> </div>
<p>2.) Review and Amend Land Use Plans to Better Align with Council’s Vision</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <ul style="list-style-type: none"> <li>- Approved Strategy – Work with Land Use Attorney Mac McCarley to identify remaining land use issues and develop a plan of action.</li> </ul> </div>
<p>3.) Economic Development</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <ul style="list-style-type: none"> <li>- Approved Strategy – Develop a 5-Year E.D. Strategic Plan and Recognize Existing Businesses</li> </ul> </div>
<p>4.) Transportation</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <ul style="list-style-type: none"> <li>- Approved Strategy – Increase Likelihood of CRTPO Funds Through an Updated Transportation Master Plan and TCC Participation</li> </ul> </div>
<p>5.) Communications – Push News Out on Social Media</p>

- |  |
|--|
| - Approved Strategy – Maintain Professional Communications Using Existing Resources and Provide Council Cost Estimates to Enhance Communications |
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6.) Enhance Blair Mill Park

- |   |
|---|
| - Approved Strategy – Define Council Vision and Use Grant Funds to Help Develop Blair Mill Park |
|---|

These goals provide the foundation upon which the budget is built. Over the course of four budget workshop sessions and many hours of staff research and development, this budget was explained and discussed in detail. Ultimately, the Council provided additional direction on key budgetary decisions that form the basis of this proposed budget.

This budget proposal is also influenced by external factors including the condition of the national, state, and local economies, the COVID-19 pandemic, the emergency and pre-emergent needs identified in our community by the elected body, staff, advisory boards, and the goals noted above. Armed with the knowledge that this document represents a significant amount of careful consideration and study, this budget should allow the Town to meet its obligations, progress towards its goals, and remain fiscally strong.

Once a final budget is approved, the Town will use its new strategic Balanced Scorecard to monitor and track progress towards meeting the Council’s priorities (along with other measures ultimately aligned under the Town’s mission).

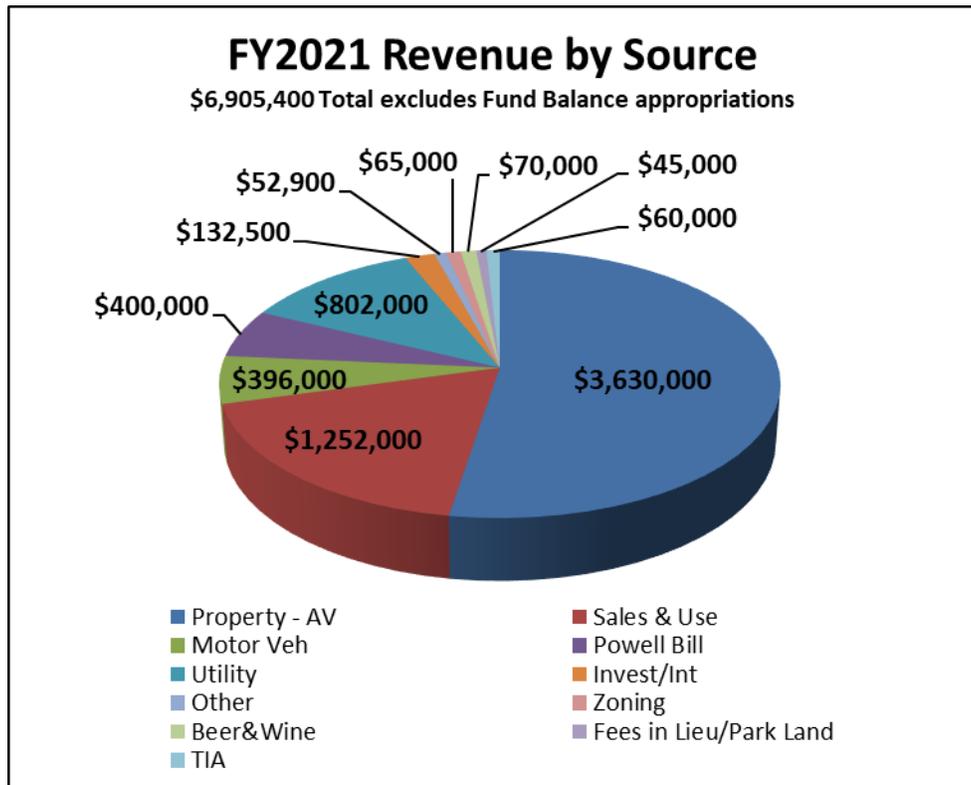
Please allow me to express gratitude to the Town Council, staff, and advisory boards for their hard work and input on this budget. While the creation of this budget proposal was a team-effort, I would like to especially recognize our Finance Officer Marsha Gross for working many hours to ensure our budget process is smooth.

# GENERAL FUND

## REVENUES

To maintain a prudent fiscal posture and considering the ongoing COVID-19 pandemic, this budget proposal takes a conservative approach to all revenue estimates. These revenue estimates are based upon our examination of guidance from the State, Union County, North Carolina League of Municipalities, and analysis of local trends. While we are not able to predict the future perfectly, using a conservative approach to revenue estimates and conducting thorough analysis decrease the likelihood of a major revenue shortfall during a fiscal year.

In comparison to FY 19-20, budgeted revenues in FY 20-21 decrease by \$2,294,947(20.3%) from \$11,292,147 to \$8,997,200. If fund balance appropriations and one-time transportation revenues<sup>1</sup> are removed from the equation, budgeted revenues decrease by \$54,600 (0.8%) from \$6,960,000 to \$6,905,400. The following chart shows revenues by source:



### Tax Rate:

The Town's largest revenue source is ad valorem property tax. This budget proposal does not recommend an increase to the tax rate but rather maintains the tax rate at \$0.215 per \$100 valuation

<sup>1</sup> This includes funds related to the Chestnut-Matthews Weddington Roundabout project and transportation impact analysis (TIA) fees which are offset proportionally by expenditures dependent on the amount that are received in a given fiscal year.

to cover the operational budget and capital projects as decided by Council. The proposed tax rate will generate an estimate of \$3,626,000 of ad valorem property tax revenue adjusted for a tax collection rate of 98.5%. Overall, this is a projected decrease of \$47,981 (1.3%) from the FY 19-20 projection.

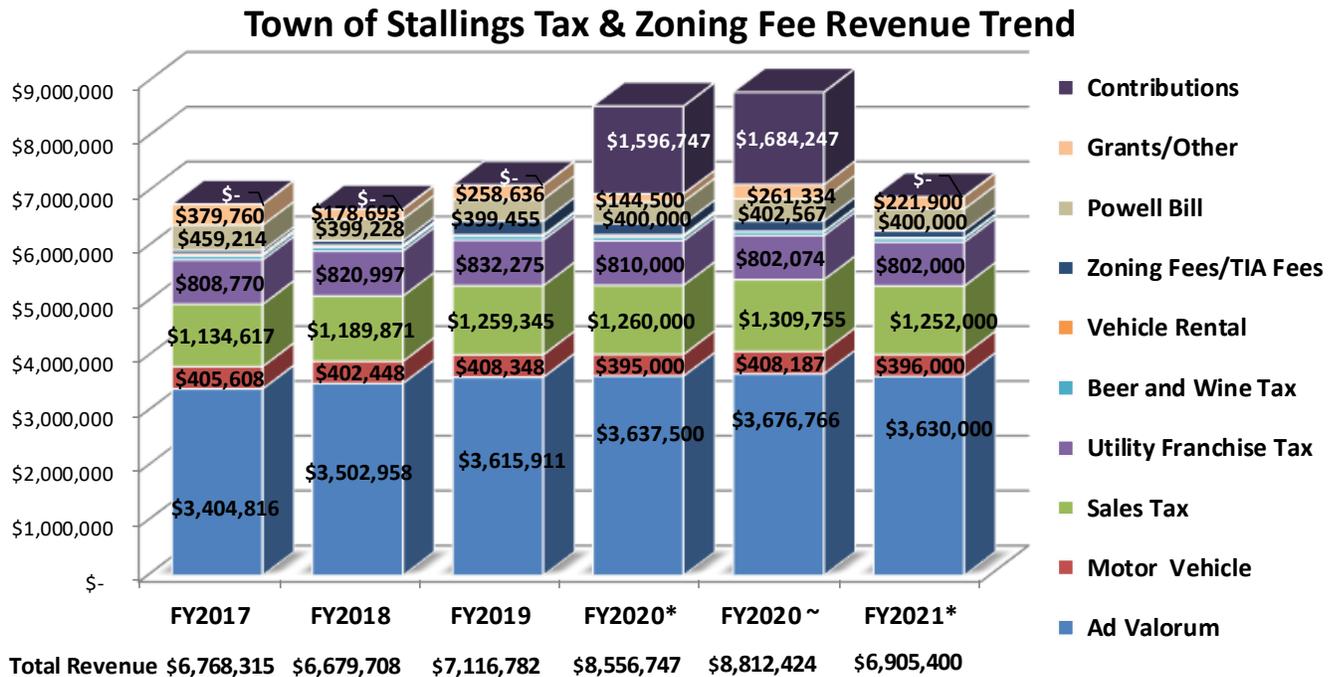
It is unclear what affect the COVID-19 pandemic will have on the Town’s tax collection rate because Stallings’ has no local historical precedent. However, a comparison can be cautiously made to the Great Recession due to foreclosure rates being high.

<b><u>Fiscal Year End</u></b>	<b><u>% Collected Within the Fiscal year of the Levy</u></b>	<b><u>% Collected Subsequently in Total</u></b>
2006	98.72%	99.59%
2007	98.37%	99.95%
2008	98.38%	99.96%
2009	98.03%	99.35%
2010	99.03%	99.98%
2011	98.76%	99.97%
2012	98.73%	99.99%
2013	99.09%	99.98%
2014	99.06%	99.93%
2015	99.35%	99.92%
2016	99.59%	99.99%
2017	99.67%	99.98%
2018	99.84%	99.97%
2019	99.81%	99.81%

Prior to the Great Recession, the 2006 tax collection rate was 98.72%. During the Great Recession, national foreclosure rates were the highest in 2010. That same year, the Town reported a 99.03% collection rate. The lowest tax collection rate during the Great Recession was 98.03% in 2009 which is 0.69% lower than the pre-recession level in 2006. If the 2019 collection rate of 99.81% is reduced by 0.69% (the difference between 2006 and the low point of the Great Recession era) you arrive at a collection rate of 99.12%. Due to the uncertainty surrounding the pandemic, this budget proposal takes a more fiscally conservative posture and reduces the collection rate further to 98.5%. Notably, the Town historically has eventually collected well over 99% of its taxes, even if the tax collection rate drops in a given fiscal year. This is likely due to effective collection tools/methods along with the long-term strength of the Charlotte area economy.

**Other Revenue:**

The remainder of the General Fund is funded largely by sales and use tax, franchise and utility tax, Powell Bill funding for road and sidewalk maintenance, motor vehicle taxes, fund balance appropriations, and miscellaneous revenues. Below is a chart showing revenue trend data:



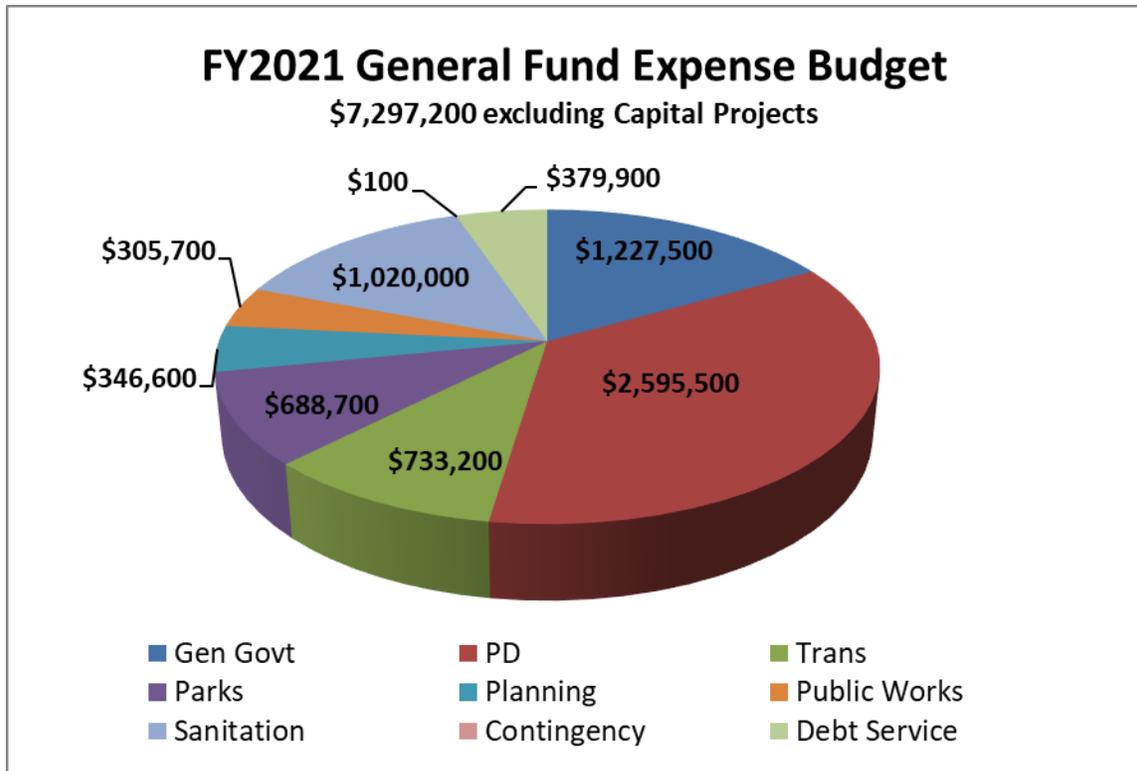
Note: FY2020\* - Budgeted Revenues  
 FY2020 ~ Projected actual revenues  
 FY2021\* - Proposed budgeted revenues

The Town’s second largest revenue source is sales and use tax. For FY 20-21, this budget proposal shows sales and use tax decreasing by \$57,755 (4.4%) compared to FY 19-20 projections. Due the uncertainty caused by the COVID-19 pandemic, this projection is even more conservative than the “Most Conservative” sales tax scenario offered by the N.C. League of Municipalities.

**EXPENSES**

In comparison to FY 19-20 budgeted expenditures, expenditures in FY 20-21 decrease by approximately \$2,294,947 (20.3%) from \$11,292,147 to \$8,997,200. However, if transfers to capital projects, one-time transportation improvements<sup>2</sup>, debt service, and contingency are removed, expenditures increase by \$109,000 (1.6%) from \$6,725,100 to \$6,834,100.

<sup>2</sup> This includes funds related to the Chestnut-Matthews Weddington Roundabout project and transportation impact analysis (TIA) fees which are offset proportionally by expenditures dependent on the amount that are received in a given fiscal year.



**Budget Highlights for FY 2020-2021:**

While not attempting to provide an exhaustive review, here are some expenditure highlights:

Personnel:

- Overall, budgeted personnel costs including fringe benefits increase by \$134,347.
- In conjunction with larger national economic trends, health insurance premiums increased 2.47% from prior year. This increase is low compared to the prior year increase of 15.3% in FY 19-20. The Town has a wellness program that helps keep costs down.
- Workers Compensation renewal premiums decrease 15.32% from the prior year with a decrease in both rates and our experience modifier. This is due to the Town’s safety initiatives, a large claim dropping off the “look-back” period, and good fortune.
- State mandated retirement rates increased from 9.06% to 10.27% for the Local General Class and from 9.70% to 10.84% in the Local Law Enforcement Officer Class.
- In accordance with the Town’s Pay Policy, and as approved by Council, personnel salaries will increase from a cost-of-living adjustment of 2.3%, a 2% pay step increase for eligible personnel is delayed and will become

effective January 1, 2021, and Council will decide if the 1% performance bonus is awarded in November. The last two decisions were made in an effort to be good public stewards during the ongoing COVID-19 pandemic.

#### General Government:

- Overall, the general government budget decreases by \$305,100 (19.9%).
- The Town began the construction project to renovate the entry and second floor of the existing/old Town Hall following the completion of the New Town Hall with council chambers in FY 19-20. This renovation converts the old council chamber into much needed space for the Town's administrative and police staff. The cost of the renovation was \$392,100 which explains the decrease in the General Government department budget.
- Outside services increased \$45,600 due largely to the funds needed for Economic Development Plan Implementation (\$40,000 - a Council priority) and janitorial costs for the New Town Hall.
- Union County Board of Elections notified the Town there would be no expenses related to the November 2020 election.
- 1<sup>st</sup> and 2<sup>nd</sup> Floor lobby/bathroom updates are budgeted for in coordination with ongoing renovation of the second floor of the old Town Hall.
- Funding is including for historical signage per the Historical Committee's recommendation.

#### Public Safety:

- Overall, the public safety budget increases by \$32,400 (1.3%).
- This majority of this increase comes from personnel and related costs. In addition to the Town's normal pay policy increases, the department now has 2 former employees budgeted for separation allowance mandated by law.
- This budget proposal includes funds for the scheduled replacement of 2 patrol vehicles with mileage either already over 100,000 or almost over 100,000. Due to extra demand on patrol vehicles, it is cost-efficient for the Town to regularly replace vehicles at this mileage level.
- This proposal includes additional funds necessary to have the Police Department to start the multi-year process of becoming CALEA accredited including a \$4,000 increase for accreditation fees and a reallocation of existing funds to add a part-time accreditation manager. CALEA accreditation is a process to assure that the police department is functioning at the highest level of police standards.
- Funds are included to replace body and in-car cameras using a phased approach and provide software in support of policy improvement and training.

Transportation: (Streets & Highways; Powell Bill)

- The total transportation budget decreases by \$2,024,647 (73.4%).
- This decrease is largely due to the Town budgeting in FY 19-20 \$350,000 plus an additional \$1,596,747 (a developer contribution) to enhance and expedite construction of North Carolina department of Transportation's ("NCDOT") Chestnut Roundabout project. These funds were expensed in FY 19-20 and paid to the NCDOT to begin construction of the roundabout. No additional liability is expected from this intersection in FY 20-21.
- For FY 19-20, the Town budgeted \$111,500 for Transportation Impact Analysis (TIA) fees. These funds are received from developers and expended only for the strict purpose a creating a TIA for that developer's potential project. Because these revenues vary based on the number/type of the projects in the queue, expenditure levels are difficult to predict. For FY 20-21, the budgeted amount was reduced to \$60,000 due to this uncertainty. If more projects come in requiring TIAs, the Town can do a budget amendment to account for the exact cost to offset the revenues received.
- \$400,000 is included to resurface and maintain Stallings streets. The Town is scheduled to resurface 11 streets totaling 0.85 miles in FY 20-21 (Town streets total 53.23 miles). Each year Town engineers assess and quantitatively determine the streets with the greatest resurfacing needs using an engineering methodology originally developed by the Army Corp of Engineers. Using this evaluation system, funding is applied to streets deemed to be in the worst condition. Using this framework, the Town can confidently state that it is resurfacing roads based on the greatest need.
- \$25,000 is included to continue installing street signage with the Town logo. The Town's Comprehensive Land Use Plan indicates that the enhancement of gateways/entrance points and street signage will help the Town accomplish the objective of enhancing our identity.<sup>3</sup>

Environmental Protection: (Sanitation)

- The total Environmental Protection budget increases by \$20,400 (2%).
- The Town contracts with a solid waste provider for collection of solid waste, recycling, and yard debris. Additionally, the Town has historically done a one-time annual bulk item collection through our solid waste provider.
- This increase accounts for a CPI rate increase required by our solid waste contract as well as a projected rise in the number of homes serviced.

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<sup>3</sup> Notably, this budget proposal removes \$50,000 in funding for Town gateway signage construction documents due to fiscal constraints.

Economic & Physical Development: (Planning & Zoning)

- The total Economic & Physical Development budget decreases by \$32,500 (8.6%).
- This overall decrease is largely due to outside services decreasing \$40,200 in FY 20-21 due to the completion of construction documents for greenway signage and conceptual design of Town gateway signage.

Public Works:

- The total Public Works budget decreases by \$34,400 (10.1%).
- This decrease is largely due to the transfer of part-time parks maintenance employees from Public Works to the Cultural Recreation department which accounts for about a \$35,300 decrease. This impetus so this transfer was a recommendation from the recent pay and classification study, which noted that most of the work done by these positions is for parks.
- With the completion of the new Public Works Building in FY 19-20, the department now has adequate space to secure all equipment and the capacity to begin expanding their capabilities and bring more work in-house where cost-efficient.
- Funds are included to purchase equipment which will reduce the use of outside contractors including a mini excavator and dump trailer.

Cultural and Recreation:

- The total Cultural and Recreation budget increases by \$77,100 (12.6%).
- As explained below, this increase is largely due to the transfer of parks maintenance staff from Public Works, converting a part-time maintenance position to full-time, and several capital investments in Town parks.
- As noted in the Public Works budget, the part-time maintenance staff will be moved to Cultural and Recreation department for FY 20-21 (\$35,300). In addition, one of the part-time maintenance positions will be converted to full-time (\$26,000) because it is cost-efficient to perform several tasks in-house such as grass mowing and splash pad maintenance, to give the Town greater work force stability (and thus service stability) when it comes to park maintenance/support, and to help with establishing a Farmers Market (a Council priority).
- Funding is included to enhance programming and reduce events resulting in a net decrease of \$13,500.
  - Programming - In FY 19-20, the Parks & Recreation Department was temporarily housed in the administration building while waiting for construction of their new offices in New Town Hall to be

completed. During this construction, programming space was unavailable, and the FY 19-20 budget was decreased to reflect these space limitations. With the completion of New Town Hall, more programming space is available and so an additional \$4,000 is included to increase programming.

- Events – With the increase in programming funding, this proposal also includes a decrease of \$17,500<sup>4</sup> for events based on Council feedback and due to the likely continued impact of the COVID-19 pandemic on park events. The following events budgets have been reduced: Summer Movie Series, National Night Out with Stallings Police, Christmas-in-the-Park, and the Easter event. The following events have been eliminated: Backyard Blockbuster Movie Nights, National Parks & Recreation Month, Valentine Event, and Touch-A-Truck.
- With the Council priority of creating a downtown, \$3,000 is included for Farmers Market start-up costs and an additional \$15,000<sup>5</sup> is budgeted for related infrastructure. Farmers Markets have been successful in other jurisdictions in helping to bring people to downtown areas.
- The popularity of Town parks continues to grow and, to continually improve and responsibly maintain our parks, this proposal includes \$70,000 for capital items. In addition to \$15,000 for Farmers Market infrastructure, this proposal includes \$20,000 for additional shades in Stallings Municipal Park and \$15,000 for Blair Mill Park upgrades and maintenance.
  - Notably, enhancing Blair Mill Park is a Council priority for FY 20-21 with an approved strategy of defining Council vision and using grant funds to help develop Blair Mill Park. During budget discussions, it was determined that it was not financially feasible to conduct the necessary studies required for grant eligibility and to move these costs tentatively to the following fiscal year (FY 21-22). However, staff would still recommend working to define Council vision as desired vision will help determinate appropriate next steps.
- The Town is currently in the process of creating construction documents for a greenway segment by Blair Mill Park and Vickery subdivision. Once construction costs are determined, staff will bring this for Council's consideration.

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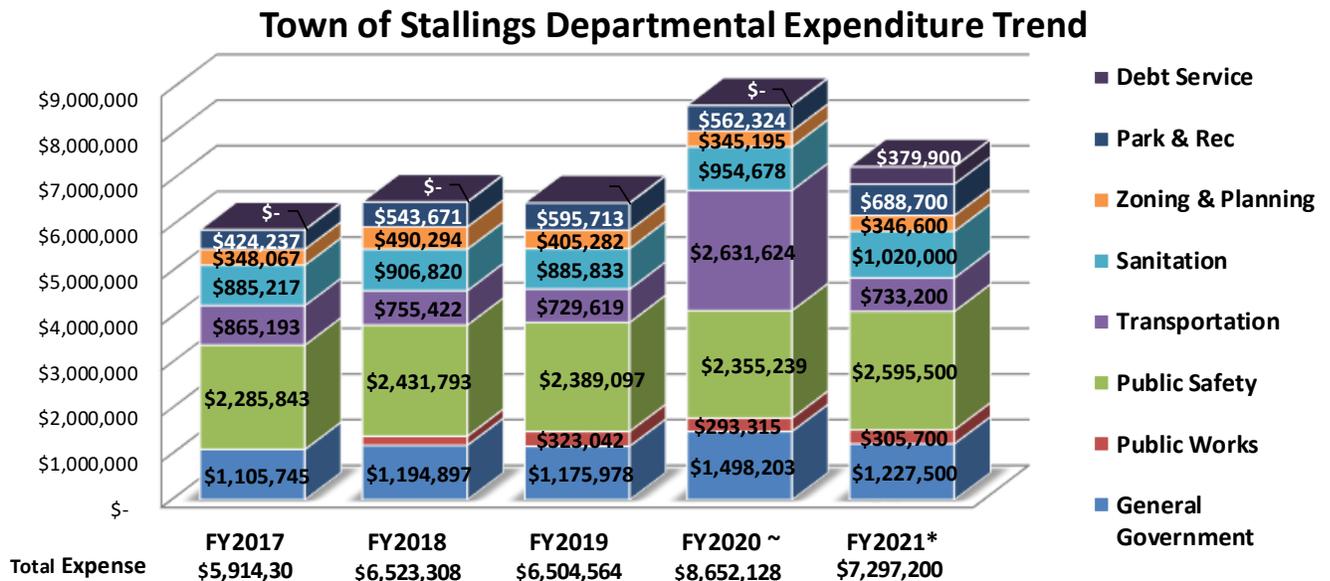
<sup>4</sup> This includes a reduction of \$12,500 from events plus an additional subsequent \$5,000 reduction for summer concerts due to fiscal constraints. Please note the \$12,500 is calculated as a reduction from the FY 19-20 budget number of \$84,500 while the initial departmental budget request was \$85,000 and so the reduction from that number was \$13,000. Please note that \$3,000 for Farmers Market startup is also included in this line item but not included in this discussion (see the subsequent bullet point).

<sup>5</sup> This was initially budgeted at \$30,000 but reduced to \$15,000 due to fiscal constraints.

Debt Service:

- A loan in the amount of \$2,918,000 related to the construction of the New Town Hall and Public Works Building was secured in February 2019 at an interest rate of 3.45% and a term of 10 years. Principal payments of \$291,800 are due annually and began in March 2020.
- The Town’s stated long-term plan to paying these debt obligations is, for the first several years, to pay the annual debt service principal from fund balance reserves while using annual funds to pay the annual interest. Once reimbursement funds are received from the Potter/Pleasant Plains project, the Town will use these funds to pay off a large amount of this debt service.
- The amount of \$291,800 is included in the FY2020-21 budget for the March 2021 payment as well as \$88,100 in interest.

Expenditure Trend Data:



Note: FY2020~ - Projected actual expenditures  
 FY2021\* - Proposed budgeted expenditures

Fund Balance Analysis:

Fund balance is simply explained as the amount of assets in excess of liabilities in a given fund. The benefits of having a healthy fund balance include enabling the Town to meet our financial obligations without interruptions due to cash flow, having a good credit rating, generating investment income, eliminating the need for short-term borrowing, and providing a reserve of funds to respond to emergencies, opportunities, and non-reoccurring capital needs.

The North Carolina Local Government Commission (LGC) monitors the level of fund balance each locality maintains as a sign of their relative financial strength. One significant benchmark the LGC uses is that fund balance must amount to at least 8% of total expenditures, below which they express concern to the locality and direct action to increase the balance. In addition to the 8% State requirement, the Town through adopted policy requires itself to maintain a minimum available fund balance of 30% of budgeted expenditures. The Town maintains a strong level of fund balance in the General Fund as evidenced by our most recent projection that available fund balance will be approximately 94.64% of total budgeted expenditures at June 30, 2020.<sup>6</sup>

As of 4/30/20, here is a overview of the Town’s fund balance levels:<sup>7</sup>

	7/1/2019 Balance	Change in Balance	4/30/2020 Balance
Unassigned Fund Balance	\$ 3,270,119	\$ -	\$ 3,270,119
Stabilization by State Statute	462,389	-	462,389
Powell Bill	239,450	63,547	\$ 302,997
Drug Forfeiture	25,545	27,717	\$ 53,262
Capital Project Commitment - Chestnut Lane Roundabout	350,000	(350,000)	\$ -
Capital Project Fund - Potter/Pleasant Plains	1,214,648	(20,188)	\$ 1,194,461
Capital Project Fund - New Town Hall and PW Buildings	2,141,651	(2,072,186)	\$ 69,465
Fees in Lieu of Park Land	374,474	-	\$ 374,474
Appropriated Fund Balance for FY2020 Expenditures	2,016,800	-	\$ 2,016,800
30 Percent Reserve	2,654,040	-	\$ 2,654,040
YTD Revenue less Expenditures	-	245,701	245,701
<b>Total Fund Balance - General Fund</b>	<b>\$ 12,749,116</b>	<b>\$ (2,105,408)</b>	<b>\$ 10,643,709</b>
<b>Fund Balance - Storm Water</b>	<b>\$ 1,670,561</b>	<b>\$ (152,382)</b>	<b>\$ 1,518,179</b>

This FY 20-21 budget proposal includes the following fund balance allocations and corresponding expenditures:

- \$366,800
  - \$291,800 – This amount is for the principal portion of the annual debt service payment for the New Town Hall loan.
  - \$75,000 – This amount includes \$40,000 for implementation of an economic development strategic plan, \$20,000 for new park shades for Stallings Municipal Park, and \$15,000 for Farmers Market infrastructure.

<sup>6</sup> Projection as of 5/18/20. Available Fund Balance - \$8,690,978; Expenditures at \$9,183,947 – Capital projects are removed from this calculation.

<sup>7</sup> From the April financial report. Some additional notes:

- Overall General Fund Balance decrease is due expenditures on the New Town Hall and Public Works Buildings
- Revenue less Expenses expected through 4/30/2020 is \$770K
- Powell Bill fund changes are Powell Bill Revenue less expenditures
- Drug Forfeiture represents Federal funds received less expenses
- Storm Water Fund balance expenditures reflect the appropriation of \$208K in funds to Capital Project Fund for underground water detention

- \$1,700,000 – This amount is for the estimated construction cost for Potter/Pleasant Plains project. This project is discussed below under the “CAPITAL PROJECT FUNDS” section.
- \$25,000 – Drug forfeiture funds restricted for law enforcement purposes to address needs as they arise.

## ***STORMWATER FUND***

The Town operates a stormwater utility fund as an enterprise fund. Revenues come from stormwater fees charged on properties and the Town uses these funds to maintain/improve the Town's public stormwater system. This proposal recommends keeping the FY 20-21 stormwater rate unchanged at \$46 per lot for residential and \$33 per ERU for commercial properties which generates over \$500,000 in revenue annually. These revenues will allow the Town to continue inspections, maintain our stormwater system, and otherwise continue to meet the standards of the federally mandated Phase II stormwater program.

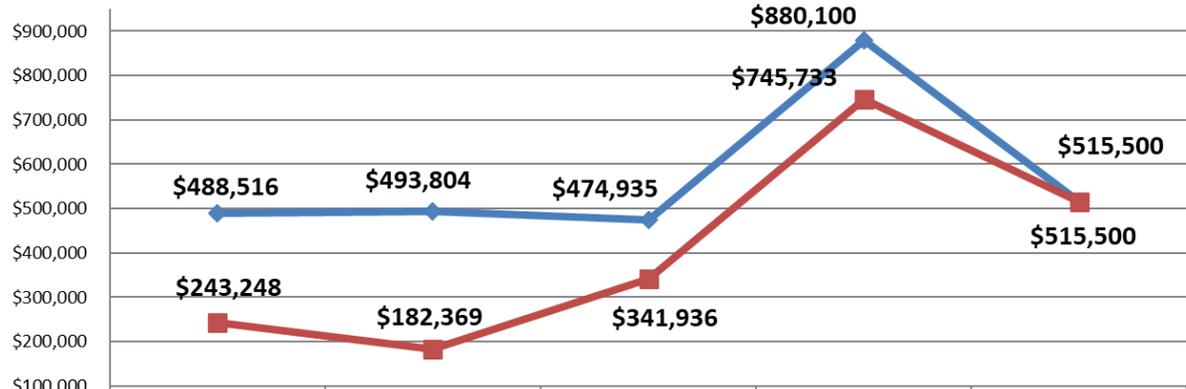
For FY 20-21, revenues and expenses decrease by \$343,000 (40%) compared to the FY 19-20 budget. In FY 19-20, the Town budgeted \$358,000 from fund balance to help cover the cost of an underground stormwater detention system for new public facilities (\$208,000) and to help cover a large unexpected stormwater repair on Wedgewood Court (\$150,000). If these fund balance appropriations are removed, FY 20-21 budgeted revenues increase by \$15,000 (3%). However, if fund balance appropriations are removed, FY 20-21 revenues decrease by \$12,756 (2.4%) from FY 19-20 projected revenues. This is largely due to a budgeted decrease in storm water tax revenues to maintain a conservative fiscal posture, especially during the ongoing COVID-19 pandemic.

In FY 19-20, the Town budgeted for proactive preventative services including street sweeping and having a vacuum truck service to keep our stormwater basins clear of debris. In FY 20-21, expenditures for these proactive preventative services are also included. While there will always be stormwater problems that we must reactively respond to, it is also important for the Town to continue to invest resources in proactive preventative measures. Being proactive is more cost-efficient than just responding to issues when the Town receives a complaint and increases the likelihood the Town can address stormwater issues before they grow larger and cause a proportionally greater negative impact.

Regarding Stormwater fund balance levels, the Town's historic goal has been to maintain fund balance reserves at a minimum of \$1,000,000 to address unexpected stormwater projects. The rationale behind carrying such a significant level of reserves is that unexpected stormwater repairs have the potential to be very expensive. If multiple unexpectedly large projects happened in a single year, the Town would need the capacity to fund these unexpected repairs while continuing to address the more common stormwater repairs that are typical on an annual basis. If the Town did not have sufficient reserves to cover these costs, the Town would need to borrow money or choose not to make needed repairs. As of March 31, 2020, the Stormwater fund balance is at \$1,527,290.

The following graph shows recent revenue and expenditure trends:

### Stormwater Fund Revenue/ Expense Trend FY2017 - FY2021



	FY2017	FY2018	FY2019	FY2020*	FY2021*
Revenue	\$488,516	\$493,804	\$474,935	\$880,100	\$515,500
Expenses	\$243,248	\$182,369	\$341,936	\$745,733	\$515,500

Note: FY2020 - Projected actual revenues  
 FY2021 - Proposed budgeted revenues

## ***CAPITAL PROJECT FUNDS***

### Potter/Pleasant Plains Improvements:

In partnership with the N.C. Department of Transportation (“NCDOT”) and Union County, the Town has been working for years to expedite needed improvements to the intersection of Potter Road and Pleasant Plains Road using a mix of local and State/Federal funds. These improvements include widening Pleasant Plains Road from east of Aurora Boulevard to west of Lakewood Drive, widening Potter Road from Azteca Drive to Old Monroe Road, and providing water and sewer improvements along Potter Road to Monroe Road.

The total budget for the project is \$3,500,000, with \$1,770,653 spent on right-of-way acquisition and engineering design services completed thus far. In FY 19-20, the Town was reimbursed \$1,215,505 from NCDOT and Union County for work already completed. With right-of-way acquisition complete and the anticipated completion of utility movements in the coming weeks, the Town had planned to bid out the project soon in hopes of beginning construction in Fall 2020.

However, the COVID-19 pandemic brought about a sharp decline in NCDOT’s revenues and caused the department to fall below the statutorily mandated cash floor of \$293 million. According to state law, once NCDOT falls below the cash floor, it can no longer enter into new contracts that spend money on transportation projects. Additionally, NCDOT leadership has advised the Town that it is not able to issue a letter of concurrence for awarding a construction contract for this project until the DOT is above its mandated cash floor. As such, NCDOT leadership has advised that the Town would be taking a risk that the Town might not get reimbursement for this project if the Town were to award a construction contract without a letter of concurrence from NCDOT. Staff will continue to communicate with NCDOT to ensure the Town is operating using the most updated information and the State is aware of our concerns.

If the Town chooses to move forward with this project, the proposal includes \$1,700,000 for construction costs. Please note that this \$1,700,000 is an estimate and the actual construction amount will be based on bids actually received as part of the required competitive bidding process.

### New Town Hall and Public Works Facilities:

In February 2019, the Town adopted a Capital Project Ordinance which created the Capital Project Fund for the new Town Hall and Public Works facilities. The total budget for construction and furnishing for the new buildings is \$3,441,600 and the project is expected to be completed within budget. To help fund this project, the Town took out a loan for \$2,918,000 with a 10-year term at an interest rate of 3.45%. The Town’s previously stated long-term plan to paying off these debt obligations is, for the first several years, to pay the annual debt service principal from fund balance reserves while using annual funds to pay the annual interest. Once reimbursement funds are received from the Potter/Pleasant Plains project, the Town will use these funds to pay off a large amount of this debt service.

This project is substantially completed, and it is possible that the Town may be able to close out the fund by June 30, 2020. The only outstanding issue is making the Council dais a little larger to ensure everyone can work functionally. Notably, the debt related to this project has been

transferred from the capital project fund to the General Fund and therefore, no further costs related to this project are budgeted for FY20-21.

Attached to this Budget Message are the:

FY 2020-21 Proposed Budget Ordinance  
FY 2020-21 Fee Schedule  
FY 2020-21 Line Item Budget

Respectfully submitted this is the 1<sup>st</sup> day of June 2020.

A handwritten signature in black ink, appearing to read 'AS', with a stylized flourish at the end.

M. Alexander Sewell, Esq.  
Town Manager

## TOWN OF STALLINGS 2020-2021 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, 2020 and ending June 30, 2021:

<b>GENERAL FUND</b>	\$6,905,400
<b>APPROPRIATED GENERAL FUND BALANCE</b>	2,091,800
<b>STORM WATER FUND</b>	515,500
<b>TOTAL</b>	\$9,512,700

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

**General Fund**

Public Safety	\$2,595,500
General Government	1,227,500
Sanitation	1,020,000
Transportation	733,200
Cultural and Recreational	688,700
Economic and Physical Development	346,600
Debt Service	379,900
Public Works	305,700
Council Discretionary	100
	\$7,297,200

<b>Transfer to Pleasant Plains/Potter Road Project Fund</b>	\$1,700,000
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<b>Total Appropriations – General Fund</b>	\$8,997,200
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**Storm Water Fund**

General Expenses	\$515,500
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<b>Total Appropriations – Storm Water Fund</b>	\$515,500
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**SECTION 3.** It is estimated that the following revenues will be available during the fiscal year beginning on July 1, 2020 and ending June 30, 2021 to meet the appropriations shown in Section 2 according to the following summary and schedules.

**Category**

Ad Valorem Taxes, 2020-2021	\$3,626,000
Local Option Sales Tax	1,252,000
Utility Franchise Tax	802,000
Powell Bill	400,000
Motor Vehicle Taxes, 2020-2021	384,000
Investment Earnings	126,000
Beer and Wine Tax	70,000
Zoning Fees	65,000
Traffic Impact Analysis Fees	60,000
Fees in Lieu of Park Land	45,000
Taxes (ad valorem and motor vehicle), prior years	16,000
Solid Waste Disposal Tax	11,800
Rental Property	10,200
Gross Vehicle Rental	8,500
Park Rental Fees	7,000
Other Miscellaneous Revenue	7,000
Interest/Penalties/Fees on delinquent taxes and listings	6,500
Police Report Fees	3,100
Stallings Fest (vendor fees) and Program Fees	2,900
Nuisance Abatement and Civil Citations	2,400
Appropriated General Fund Balance	2,091,800
<b>Total General Fund Revenues</b>	<b>\$8,997,200</b>
Storm Water Fees	515,000
Storm Water Interest	500
<b>Total Revenues</b>	<b>\$9,512,700</b>

**SECTION 4.** The following amounts are hereby appropriated in the Capital Project – Pleasant Plains and Potter Road Project fund for the fiscal year beginning July 1, 2020 and ending June 30, 2021:

Capital Outlay	1,695,000
Testing/Geotechnical	5,000
<b>Total Expense</b>	<b>\$1,700,000</b>

It is estimated that the following revenues will be available in the Capital Project – Pleasant Plains and Potter Road Project fund for the fiscal year beginning July 1, 2020 and ending June 30, 2021:

Appropriation from General Fund	<u>\$1,700,000</u>
<b>Total Revenue</b>	<u><b>\$1,700,000</b></u>

**SECTION 5.**

- a) There is hereby levied for the fiscal year ending June 30, 2020 a tax rate of \$0.215 per one hundred dollars (\$100.00) valuation of taxable property as listed for taxes as of January 2020 for the purpose of raising the revenue for property taxes as set forth in the attached schedule of estimates of revenues and in order to finance the foregoing appropriations. Such rate is based on an estimated total appraised valuation of property for the purpose of taxation of \$1,902,922,088 at an estimated rate of collection of ninety-nine percent (98.5%).
- b) There is hereby established a Storm Water Rate Schedule for the purpose of raising revenue to fund the Storm Water program:

Residential	\$46.00/year
Non-residential (per ERU, which equals 2,060 square feet)	\$33.00/ERU/year
- c) The fees for park rentals, civil citations, zoning permits and other miscellaneous items with the Cultural and Recreational, Code Enforcement, Economic and Physical Development, and other Town departments will be in accordance to the attached schedules and effective July 1, 2020.
- 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 6.** The Budget Officer shall be authorized to reallocate departmental appropriations among the various objects of expenditures as deemed necessary.

**SECTION 7.** That before any portion of any contingency appropriation is expended, the Town Council must by resolution authorize such expenditure.

**SECTION 8.** Copies of this Ordinance shall be furnished to the Town Clerk to be kept on file for direction in the disbursement of funds.

**SECTION 9.** This ordinance shall be effective upon its adoption.

ADOPTED this the \_\_\_\_\_ day of June, 2020.

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Wyatt Dunn, Mayor

Attested:

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Erinn Nichols, Deputy Town Manager/Town Clerk



**Line Item Budget FY2020-2021**



**10 General Fund**

REVENUE:

	2019-2020 Budget	2020-2021 Budget
10-00-3197-100 Taxes Ad Valorem - Current Year	<b>3,625,500</b>	<b>3,626,000</b>
10-00-3198-118 Taxes Ad Valorem 17-18	-	-
10-00-3198-119 Taxes Ad Valorem 18-19	-	-
10-00-3198-120 Taxes Ad Valorem 19-20	<b>12,000</b>	4,000
10-00-3198-800 Taxes Ad Valorem Refunds	-	-
10-00-3220-310 Solid Waste Disposal Tax	<b>11,200</b>	11,800
10-00-3231-231 Sales and Use Tax	<b>1,260,000</b>	<b>1,252,000</b>
10-00-3272-220 Gross Vehicle Rental Tax	<b>38,000</b>	8,500
10-00-3280-100 Motor Vehicle Tax - Current Year	<b>385,000</b>	384,000
10-00-3280-200 Motor Vehicle Tax - Prior Years	<b>10,000</b>	12,000
10-00-3316-300 Powell Bill Allocation	<b>400,000</b>	400,000
10-00-3322-200 Beer and Wine Tax	<b>70,000</b>	70,000
10-00-3324-200 Franchise and Utility Tax	<b>810,000</b>	802,000
10-00-3831-800 Investment Earnings - General Fund	<b>95,000</b>	120,000
10-00-3831-801 Investment Earnings - Powell Bill	<b>8,000</b>	6,000
10-00-3831-804 Interest	<b>8,000</b>	6,500
10-00-3834-800 Civic Building Rent	-	-
10-00-3834-810 Rental Property Rent	-	10,200
10-00-3835-800 Sale of Surplus Property	-	-
10-00-3839-800 Miscellaneous Revenue	<b>2,000</b>	6,000
10-00-3839-801 Fees	-	-
10-00-3839-802 Online CC Fees	<b>500</b>	1,000
10-00-3839-804 Donations/Contributions	-	-
10-00-3839-806 Insurance Proceeds	-	-
10-00-3839-807 Admin Fees from Fines & Forfeitures	-	-
10-00-3839-808 Fees in Lieu of Park Land	-	45,000
10-00-3910-900 Proceeds from long Term Debt	-	-
10-10-3317-200 Unauthorized Substances	-	-
10-10-3317-300 Forfeiture - Dept. of Justice	-	-
10-10-3317-400 Forfeiture - Dept. of Treasury	-	-



**Line Item Budget FY2020-2021**

	2019-2020	2020-2021
	Budget	Budget
10-10-3317-500 Dept. of Treasury Reimbursement	-	-
10-10-3430-300 Governor's Hwy Safety Program	-	-
10-10-3430-310 Governor's Crime Commission Grant	-	-
10-10-3430-320 DOJ Bulletproof Vest Grant	-	-
10-10-3839-410 Police Report Fees	3,000	3,100
10-10-3839-430 Miscellaneous PD Revenue	-	-
10-10-3839-806 Insurance Proceeds	-	-
10-20-3430-400 TIA Revenue - Development Fee	120,000	60,000
10-20-3430-804 Transportation Contributions	1,596,747	-
10-40-3491-400 Zoning Fees	85,000	65,000
10-40-3491-403 Nuisance Abatement Fees	-	1,200
10-40-3491-405 Civil Citations	1,000	1,200
10-40-3600-300 Grant Revenue	-	-
10-80-3834-800 Park Property Rent	12,000	7,000
10-80-3839-803 Event Revenue	-	600
10-80-3839-804 Stallings Fest	1,800	1,500
10-80-3839-807 Program Revenue	2,000	800
10-80-3839-808 Miscellaneous Revenue	-	-
10-99-3991-600 Fund Balance Appropriation	718,600	366,800
10-99-3991-600 Fund Bal Approp - Fund 41 Potter Rd Cap Proj	1,700,000	1,700,000
10-99-3991-600 Fund Bal Approp - Fund 42 NTH & PW Cap Project	291,800	-
10-99-3991-610 Fund Balance Approp - Powell Bill	-	-
10-99-3991-620 Fund Balance Approp. - Drug Forfeiture	25,000	25,000
<b>TOTAL REVENUE</b>	<b>11,292,147</b>	<b>8,997,200</b>
 <b>EXPENDITURES SUMMARY:</b>		
<i>Combined Lines</i>		
Salaries and Wages	2,498,780	2,569,980
Separation Allowances	48,900	44,340
Supplemental Retirement 401(k)	121,840	128,059
Council/Board Member Salary	62,400	54,600
Employer Portion PR Taxes	189,928	203,760
Retirement Contribution	229,190	271,346



**Line Item Budget FY2020-2021**

	2019-2020	2020-2021
	Budget	Budget
Health Insurance	343,200	360,000
Unemployment Compensation	3,500	-
Worker's Compensation	72,500	61,390
Training	37,150	41,000
Legal	89,500	83,000
Office Supplies	22,600	30,100
Outside Services	335,800	254,770
Travel	24,900	29,400
Telephone	41,080	42,250
Utilities	179,000	192,500
Insurance - Property/General Liability/Auto	66,400	66,800
Miscellaneous	20,500	21,660
	<b>4,387,168</b>	<b>3,953,190</b>

**EXPENDITURES BY DEPARTMENT:**

00 General Government		
10-00-4110-000 Salaries - Elected Officials	36,600	36,600
10-00-4110-009 Employer Portion of PR Taxes	2,800	2,800
10-00-4120-000 Salaries and Wages - Regular	387,000	<b>398,500</b>
10-00-4120-003 Car Stipend - Town Manager	6,000	5,460
10-00-4120-007 Supplemental Retirement (401k)	19,360	19,844
10-00-4120-008 Board Member Salary	9,000	3,600
10-00-4120-009 Employer Portion PR Taxes	30,770	30,770
10-00-4120-010 Retirement Contribution	35,030	40,926
10-00-4120-011 Health Insurance	40,800	42,000
10-00-4120-013 Unemployment Compensation	-	-
10-00-4120-014 Worker's Compensation	1,110	900
10-00-4120-015 Employee Health and Wellness	5,000	5,000
10-00-4120-016 Uniforms	1,500	1,500



**Line Item Budget FY2020-2021**

	2019-2020	2020-2021
	Budget	Budget
10-00-4120-017 Training	20,000	20,000
10-00-4120-018 Audit/Accounting	20,200	20,900
10-00-4120-019 Legal Fees	60,500	50,000
10-00-4120-020 Medical Expense - New Hire/Drug Testing	500	1,200
10-00-4120-021 Supplies/Materials	8,400	10,000
10-00-4120-022 Meetings/Events	11,000	12,500
10-00-4120-023 Dues/Subscriptions/Pub	25,000	26,000
10-00-4120-024 Buildings and Grounds	-	-
10-00-4120-025 Vehicle Maintenance	1,500	1,200
10-00-4120-026 Office Supplies	12,600	18,000
10-00-4120-027 Postage	18,500	18,500
10-00-4120-028 Bank Charges	1,200	2,400
10-00-4120-029 Inventory/Equipment	5,000	5,000
10-00-4120-030 Computer and Related	99,200	100,000
10-00-4120-031 Travel/Mileage	9,400	9,400
10-00-4120-032 Telephone	16,500	18,000
10-00-4120-033 Utilities	37,000	42,000
10-00-4120-034 Historical Signage	-	6,000
10-00-4120-035 Repairs/Maint (Equipment)	-	500
10-00-4120-036 Fuel	900	900
10-00-4120-037 Advertising	5,000	5,000
10-00-4120-039 Outside Services	39,400	85,000
10-00-4120-040 Tax Collection Fees	72,000	71,000
10-00-4120-042 Equipment Rental	16,500	16,000



**Line Item Budget FY2020-2021**

	2019-2020	2020-2021
	Budget	Budget
10-00-4120-045 Insurance	28,700	28,700
10-00-4120-048 Employee Morale	-	3,600
10-00-4120-049 Miscellaneous	5,000	12,000
10-00-4120-050 Licenses and Fees	-	-
10-00-4120-093 Codify Ordinances	2,700	2,700
10-00-4120-094 Public Relations/Employee Recognitions	15,500	10,000
10-00-4120-097 Management Contingency	20,000	20,000
10-00-4170-039 Election	13,330	-
10-00-4120-080 Penalties and Interest	-	-
10-00-4120-099 Capital Outlay	392,100	23,100
<b>00 General Government</b>	<b>1,532,600</b>	<b>1,227,500</b>
Change from Prior Yr Budget		(305,100)
10 Public Safety		
10-10-4310-000 Salaries & Wages - Regular	1,474,210	1,494,400
10-10-4310-001 Salaries & Wages - Overtime	15,000	17,500
10-10-4310-004 Separation Allowance - LE	48,900	44,340
10-10-4310-006 Supplemental Retirement - LE (401k)	64,870	70,770
10-10-4310-007 Supplemental Retirement (401k)	8,810	4,790
10-10-4310-008 Board Member Salary	3,000	3,000
10-10-4310-009 Employer Portion PR Taxes	117,930	119,270
10-10-4310-010 Retirement Contributions	141,920	163,270
10-10-4310-011 Health Insurance	220,800	225,600
10-10-4310-013 Unemployment Compensation	3,000	3,000
10-10-4310-014 Worker's Compensation	55,170	43,440
10-10-4310-015 Employee Health and Wellness	-	1,000
10-10-4310-016 Uniforms	15,000	17,150
10-10-4310-017 Training	4,000	6,000
10-10-4310-019 Legal Fees	7,500	9,000



**Line Item Budget FY2020-2021**

	2019-2020	2020-2021
	Budget	Budget
10-10-4310-020 Medical/New Hire Expenses	2,000	3,000
10-10-4310-021 Supplies/Materials	3,000	3,000
10-10-4310-022 Meetings/Events	5,000	6,000
10-10-4310-023 Dues/Subscriptions/Pub	800	1,100
10-10-4310-024 Buildings and Grounds	2,000	2,000
10-10-4310-025 Vehicle Maintenance	34,500	34,500
10-10-4310-026 Office Supplies	6,000	6,000
10-10-4310-027 Postage	400	400
10-10-4310-029 Inventory/Equipment	15,000	15,000
10-10-4310-030 Computer and Related	7,620	21,100
10-10-4310-031 Travel	5,500	5,500
10-10-4310-032 Telephone/Communications	19,020	17,000
10-10-4310-035 Repairs/Maintenance - Equipment	9,650	9,700
10-10-4310-036 Fuel	57,000	60,000
10-10-4310-038 Guns and Ammunition	5,000	5,000
10-10-4310-039 Outside Services	5,000	14,570
10-10-4310-040 Crime Lab Expense	10,000	10,000
10-10-4310-042 Equipment Rental	4,500	6,100
10-10-4310-043 Vehicle Purchase	115,000	77,000
10-10-4310-044 Investigation Expense	5,000	5,000



**Line Item Budget FY2020-2021**

	2019-2020	2020-2021
	Budget	Budget
10-10-4310-045 Insurance	31,000	31,000
10-10-4310-047 Fundraising Expense	-	-
10-10-4310-049 Miscellaneous	5,000	5,000
10-10-4310-060 K-9 Unit	10,000	10,000
10-10-4310-097 Contingency	-	-
10-10-4310-125 Vehicle Maintenance - Ins Reimbursed	-	-
10-10-8120-099 Capital Outlay	-	-
	<b>2,538,100</b>	<b>2,570,500</b>
Change from Prior Yr Budget		
Governor's Highway Safety Program - Expenses		
10-10-4410-070 DOJ-Bullet Proof Vest Grant	-	-
10-10-4410-090 Grant Expense - GCC	-	-
10-10-4420-030 Department of Justice	-	-
10-10-4420-040 Department of Treasury	25,000	25,000
<b>10 Public Safety</b>	<b>2,563,100</b>	<b>2,595,500</b>
		<b>32,400</b>
<b>20 Transportation</b>		
		
<b>4510 Streets and Highways</b>		
10-20-4510-000 Salaries and Wages	77,620	77,450
10-20-4510-007 Supplemental Retirement (401K)	3,845	3,825
10-20-4510-008 Board Member Salary	1,800	1,800
10-20-4510-009 Employer's Portion of PR taxes	6,070	6,090
10-20-4510-010 Retirement Contribution	7,030	7,950
10-20-4510-011 Health Insurance	8,400	8,400
10-20-4510-013 Unemployment Compensation	-	-
10-20-4510-014 Workers Compensation	1,160	1,460
10-20-4510-016 Uniforms	300	-
10-20-4510-017 Training	2,000	2,000



**Line Item Budget FY2020-2021**

	2019-2020	2020-2021
	Budget	Budget
10-20-4510-021 Supplies/Materials	100	600
10-20-4510-023 Dues Subscriptions Memberships	5,325	5,325
10-20-4510-025 Vehicle Maintenance	750	500
10-20-4510-026 Office Supplies	1,200	600
10-20-4510-029 Inventory/Equipment	500	-
10-20-4510-030 Computer and related	4,500	4,000
10-20-4510-031 Travel	3,000	3,000
10-20-4510-032 Telephone	700	600
10-20-4510-033 Utilities	111,500	111,500
10-20-4510-034 Signage	35,000	25,000
10-20-4510-036 Fuel	500	600
10-20-4510-039 Outside Services	3,400	3,900
10-20-4510-043 Vehicle Purchase	-	-
10-20-4510-045 Insurance	400	300
10-20-4510-049 Miscellaneous	1,000	800
10-20-4510-061 Engineering/Inspections	5,000	5,000
10-20-4510-062 Paving/Resurfacing	-	-
10-20-4510-066 Traffic Control	1,946,747	-
10-20-4510-069 Sidewalks	-	-
10-20-4510-070 TIA Consulting	120,000	60,000
10-20-4510-097 Transportation Study/Plan	10,000	2,500
10-20-4510-099 Capital Outlay	-	-
<b>4510 Streets &amp; Highways</b>	<b>2,357,847</b>	<b>333,200</b>
Change from Prior Yr Budget		
4610 Powell Bill		
10-20-4610-060 Powell - Right of Way	-	-
10-20-4610-061 Powell - Inspections/Engineering	-	-
10-20-4610-062 Powell - Paving/Resurfacing	375,000	320,000
10-20-4610-063 Powell - Maintenance	-	-
10-20-4610-066 Powell - Traffic Control	-	-
10-20-4610-069 Powell - Sidewalks	25,000	80,000
<b>4610 Powell Bill</b>	<b>400,000</b>	<b>400,000</b>
<b>20 Transportation</b>	<b>2,757,847</b>	<b>733,200</b>



**Line Item Budget FY2020-2021**

Change from Prior Yr Budget

	2019-2020	2020-2021
	Budget	Budget
Change from Prior Yr Budget	811,100	2,024,647
<b>30 Environmental Protection</b>		
10-30-4710-039 Sanitation	999,600	1,020,000
10-30-4710-049 Yard Waste	-	-
<b>30 Environmental Protection</b>	<b>999,600</b>	<b>1,020,000</b>
Change from Prior Yr Budget	-	2.04%
<b>40 Economic and Physical Development</b>		
10-40-4910-000 Salaries and Wages - Regular	175,500	181,370
10-40-4910-007 Supplemental Retirement (401k)	8,730	9,080
10-40-4910-008 Board Member Salary	6,000	3,600
10-40-4910-009 Employer Portion of PR Taxes	13,890	14,150
10-40-4910-010 Retirement Contributions	15,880	18,610
10-40-4910-011 Health Insurance	24,000	25,200
10-40-4910-013 Unemployment Contribution	-	-
10-40-4910-014 Worker's Compensation	2,550	1,840
10-40-4910-017 Training	5,500	6,000
10-40-4910-019 Legal	21,500	24,000
10-40-4910-021 Supplies/Materials	2,000	2,000
10-40-4910-022 Meetings/Events	2,000	2,000
10-40-4910-025 Vehicle Maintenance	2,850	2,850
10-40-4910-026 Office Supplies	1,500	1,000
10-40-4910-029 Inventory/Equipment	1,200	1,200



**Line Item Budget FY2020-2021**

	2019-2020	2020-2021
	Budget	Budget
10-40-4910-030 Computer Related	3,000	5,000
10-40-4910-031 Travel	3,500	3,500
10-40-4910-032 Telephone	1,800	2,200
10-40-4910-036 Fuel	2,000	2,000
10-40-4910-037 Advertising	2,500	3,000
10-40-4910-039 Outside Services	49,500	9,300
10-40-4910-043 Vehicle Purchase	-	-
10-40-4910-045 Insurance (Vehicle)	1,200	1,200
10-40-4910-047 Nuisance Abatement/Code Enforcement	5,000	5,000
10-40-4910-049 Miscellaneous	2,500	2,500
10-40-4910-060 Town Beautification	25,000	20,000
	-	-
<b>40 Economic and Physical Development</b>	<b>379,100</b>	<b>346,600</b>
Change from Prior Yr Budget		<b>(32,500)</b>
60 Debt Service 		
10-60-9110-000 Debt Service	-	-
10-60-9110-075 Note Principal	-	291,800
10-60-9110-076 Interest on Note	-	88,100
<b>60 Debt Service</b>	<b>-</b>	<b>379,900</b>
70 Public Works 		
10-70-4570-000 Salaries and Wages - Regular	128,830	93,640
10-70-4570-007 Supplemental Retirement (401k)	4,480	4,670
10-70-4570-009 Employer Portion PR Taxes	9,800	7,160
10-70-4570-010 Retirement Contribution	8,110	9,640

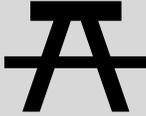


**Line Item Budget FY2020-2021**

	2019-2020	2020-2021
	Budget	Budget
10-70-4570-011 Health Insurance	16,800	16,800
10-70-4570-014 Worker's Compensation	6,540	6,190
10-70-4570-016 Uniforms	2,000	1,200
10-70-4570-017 Training	2,000	2,000
10-70-4570-021 Supplies/Materials	4,500	4,500
10-70-4570-023 Dues/Subscriptions/Pub	400	400
10-70-4570-024 Buildings and Grounds - Gen Govt	22,000	10,200
10-70-4570-025 Vehicle Maintenance	7,500	4,800
10-70-4570-026 Office Supplies	1,500	1,500
10-70-4570-029 Inventory/Equipment	40,000	37,000
10-70-4570-030 Computer and Related	400	400
10-70-4570-031 Travel/Mileage	2,000	2,000
10-70-4570-032 Telephone	2,640	2,500
10-70-4570-033 Utilities	9,000	9,000
10-70-4570-035 Repairs/Maint (Equipment)	2,000	2,000
10-70-4570-036 Fuel	2,000	3,500
10-70-4570-039 Outside Services	24,000	21,000
10-70-4570-042 Equipment Rental	1,000	1,000
10-70-4570-043 Vehicle Purchase		-
10-70-4570-045 Insurance	1,600	1,600
10-70-4570-049 Miscellaneous	1,000	1,000
10-70-4570-099 Capital Outlay	40,000	62,000
70 Public Works	340,100	305,700
Change from Prior Yr Budget		(34,400)



**Line Item Budget FY2020-2021**



	<b>2019-2020</b>	<b>2020-2021</b>
	<b>Budget</b>	<b>Budget</b>
80 Cultural and Recreation		
10-80-6130-000 Salaries and Wages - Regular	<b>157,000</b>	224,210
10-80-6130-007 Supplemental Retirement (401k)	<b>7,880</b>	11,200
10-80-6130-008 Board Member Salary	<b>4,200</b>	4,200
10-80-6130-009 Employer Portion of PR Taxes	<b>12,330</b>	17,430
10-80-6130-010 Retirement Contributions	<b>14,190</b>	23,000
10-80-6130-011 Health Insurance	<b>24,000</b>	33,600
10-80-6130-013 Unemployment	<b>500</b>	1,200
10-80-6130-014 Worker's Compensation	<b>5,060</b>	6,100
10-80-6130-016 Uniforms	<b>1,000</b>	1,000
10-80-6130-017 Training	<b>3,650</b>	5,000
10-80-6130-020 New Hire Cost/Random Drug Testing	<b>100</b>	-
10-80-6130-021 Supplies and Materials	<b>3,000</b>	4,800
10-80-6130-022 Meetings	-	2,400
10-80-6130-023 Dues/Subscriptions/Pub	<b>1,970</b>	2,500
10-80-6130-024 Buildings and Grounds	<b>24,500</b>	33,000
10-80-6130-025 Vehicle Maintenance	<b>1,000</b>	1,200
10-80-6130-026 Office Supplies	<b>1,800</b>	3,000
10-80-6130-029 Inventory/Equipment	<b>43,500</b>	36,000
10-80-6130-030 Computer and related	<b>5,300</b>	4,500
10-80-6130-031 Travel	<b>3,000</b>	6,000
10-80-6130-032 Telephone	<b>1,920</b>	1,950



**Line Item Budget FY2020-2021**

	2019-2020	2020-2021
	Budget	Budget
10-80-6130-033 Utilities	32,000	30,000
10-80-6130-035 Repairs/Maint. - Equipment	36,500	30,000
10-80-6130-036 Fuel	1,000	800
10-80-6130-037 Advertising	6,000	3,750
10-80-6130-039 Outside Services	84,500	58,500
10-80-6130-042 Equipment Rental	7,200	3,000
10-80-6130-045 Property Insurance	3,500	4,000
10-80-6130-049 Miscellaneous	500	360
10-80-6130-080 Grant Expense	-	-
10-80-6130-081 Recreation Programming	8,000	13,000
10-80-6130-090 Park Events	84,500	70,000
10-80-6130-097 Management Contingency	5,000	3,000
10-80-6130-099 Capital Outlay	27,000	50,000
80 Cultural and Recreation	611,600	688,700
Change from Prior Yr Budget		77,100
10-99-9840-096 Transfer to Capital Project Fund	-	-
10-99-9840-097 Transfer to Cap Proj Fund - Potter Rd Pleasant Plains	1,700,000	1,700,000
10-99-9840-098 Transfer to Cap Proj Fund - NTH & PW Bldg.	390,050	-
10-99-9910-097 Contingency	18,150	100
Proposed to cover Budget Amendments within Depts		-
TOTAL EXPENDITURE	11,292,147	8,997,200
	7,237,200	7,005,300
<b>41 Streetscape/Pleasant Plains Improvement (Capital Project)</b>	<b>7,737,700</b>	<b>7,520,800</b>
REVENUE:		



**Line Item Budget FY2020-2021**

41-00-3839-430	Transfer from Current Year Revenues	-	-
41-00-3984-097	Transfer from General Fund	1,700,000	1,700,000
<b>TOTAL REVENUE</b>		<b>1,700,000</b>	<b>1,700,000</b>

**EXPENDITURE:**

41-85-8170-058	Capital Outlay - Bldgs/Structures	1,695,000	1,675,000
41-85-8170-061	Engineering/Architecture	-	5,000
41-85-8170-087	Testing and Geotechnical	5,000	20,000
41-85-8170-088	Right of Way Acquisition	-	-
<b>TOTAL EXPENDITURE</b>		<b>1,700,000</b>	<b>1,700,000</b>

**42 New Town Hall and Public Works Buildings (Capital Project)**

**Will not need in 2021**

**REVENUE:**

42-00-3839-430	Transfer from Currently Year Revenue	98,250	-
42-00-3990-097	Transfer in From General Fund	291,800	-
Proceeds from LT Debt - Capital Project Fund Appropriation		1,750,550	-
Storm Water Fund Appropriation		208,000	-
42-00-3831-804	Interest	-	-
<b>TOTAL REVENUE</b>		<b>2,348,600</b>	<b>-</b>

**EXPENDITURE:**

42-90-8190-019	Legal	-	-
42-90-8190-028	Bank Fees	-	-
42-90-8190-058	Capital Outlay - Construction Costs	1,958,550	-
42-90-8190-061	Engineering/Architecture	-	-
42-90-8190-075	Note Principal	291,800	-
42-90-8190-076	Capitalized Interest on Note	98,250	-
42-90-8190-049	Miscellaneous	-	-
42-90-8190-086	Site Preparation	-	-
42-90-8190-087	Testing and Geotechnical	-	-
42-90-8190-099	Capital Outlay - Furniture	-	-
		<b>2,348,600</b>	<b>-</b>

**67 Storm Water Fund**

**REVENUE:**

67-11-3197-100	Storm Water Tax - Current	500,000	515,000
67-11-3831-800	Investment Earnings	-	-
67-11-3831-804	Interest	500	500
67-11-3839-900	SW Fund Appropriated Fund Balance	208,000	-



**Line Item Budget FY2020-2021**

	2019-2020	2020-2021
	Budget	Budget
67-11-3991-600 SW Appropriated Fund Balance	<b>150,000</b>	-
<b>TOTAL REVENUE</b>	<b>858,500</b>	<b>515,500</b>
<b>EXPENDITURE:</b>		
67-97-7510-000 Salaries and Wages - Regular	<b>77,620</b>	77,450
67-97-7510-007 Supplemental Retirement (401K)	<b>3,865</b>	3,880
67-97-7510-008 Board Member Salary	<b>1,800</b>	1,800
67-97-7510-009 Employer Portion PR tax	<b>6,060</b>	6,090
67-97-7510-010 Retirement Contribution	<b>7,030</b>	7,950
67-97-7510-011 Health Insurance	<b>8,400</b>	8,400
67-97-7510-013 Workers Compensation	<b>910</b>	1,460
67-97-7510-023 Dues/Subscriptions/Public	<b>1,200</b>	1,200
67-97-7510-024 Repairs/Maintenance - Minor	<b>90,000</b>	90,000
67-97-7510-029 Inventory/Equipment	<b>6,500</b>	2,000
67-97-7510-035 Repairs/Maintenance - Major	<b>331,090</b>	216,540
67-97-7510-039 Outside Services	<b>90,000</b>	90,000
67-97-7510-030 Tax Collection Services	<b>25,025</b>	7,730
67-97-7510-049 Miscellaneous	<b>1,000</b>	-
67-97-7510-061 Engineering/Inspections	-	1,000
67-99-7510-099 Transfer to Capital Project Fund	<b>208,000</b>	-
<b>TOTAL EXPENDITURE</b>	<b>858,500</b>	<b>515,500</b>
<b>Total EXPENDITURES</b>	<b>16,199,247</b>	<b>11,212,700</b>



Town of  
**Stallings**

FY 20-21 Fee Schedule

<b>LAND DEVELOPMENT FEES</b>	
<b>Residential</b>	
Concept Plan Review	\$500.00
<b>Major Subdivision Preliminary Review</b>	
0 to 10 acres	\$2,000.00 plus \$350.00 for each acre or portion thereof
10+ acres	\$2,500.00 plus \$350.00 for each acre or portion thereof
<b>Minor Subdivision Review</b>	
Up to 5 lots created	\$50 for first lot plus \$100.00 for each additional lot
<b>Final Subdivision Plat Review</b>	
Per Map	\$275.00 plus \$50 per lot
<b>Revisions</b>	
Minor (5 lots or less)	\$200.00
Major (more than 5 lots)	\$500.00
Excessive	1/3 of total review cost
<b>Storm Water Review Fees</b>	
Surcharge per on site detention facility	\$500.00
Appeal of PCSWO	\$100.00
<b>Commercial, Industrial or Non-Residential Plan Review</b>	
<b>New Construction</b>	
0 to 10 acres	\$2,000.00 plus \$350.00 for each acre or portion thereof
10+ acres	\$2,500.00 plus \$350.00 for each acre or portion thereof
<b>Expansion</b>	
Less than 1 acre only	\$500.00
<b>Revisions</b>	
Minor	\$200.00
Major	\$500.00
Excessive	\$1/3 of total review fee
<b>ZONING FEES</b>	
<b>Board of Adjustment Request</b>	
Appeal Request	\$150.00
Variance Request	\$300.00
<b>Planning Board Request</b>	
<b>Zoning Map Amendment - Conventional</b>	
Less than 2 acres	\$150.00
2-10 acres	\$300.00
Greater than 10 acres	\$900.00
<b>Zoning Map Amendment – Conditional Zoning</b>	
Less than 2 acres	\$300.00
2-10 acres	\$600.00



Town of  
**Stallings**

FY 20-21 Fee Schedule

<b>ZONING FEES, continued</b>	
Greater than 10 acres	\$1,200.00
Conditional Use Permit Request	\$300.00
Zoning Text Amendment - UDO	\$500.00
<b>Administrative Request</b>	
Zoning Permit	
New Construction	\$75.00
Accessory Structure, Additions, Interior Upfit	\$50.00
Use Permit	\$50.00
Certificate of Zoning Compliance	
Residential – New Construction	\$100.00
Residential – Accessory Structures/Additions	\$50.00
Commercial	\$150.00
Letter of Zoning Compliance	\$50.00
Sign Permit	
Permanent	\$50.00
Temporary Banner	\$15.00
Development Agreement	\$6,750.00
Temporary Use Permit	\$50.00
<b>Miscellaneous Fees</b>	
Demolition Permit	\$50.00
Traffic Impact Analysis Review Fee	\$5 per AM and PM peak period generated by the site
Annexation Fee (Voluntary)	\$300.00
Driveway Permit	\$100.00
<b>Ordinance/Maps/Copies</b>	
Copying of UDO	\$50.00
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
Copies	\$.10 per page
Audio CD of Meeting	\$1.00
Returned Check Fee	\$25.00

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



Town of  
**Stallings**  
 FY 20-21 Fee Schedule

<b>CULTURAL AND RECREATION FEES</b>		
<b>Park Rental Fees</b>		
	Resident	Non-Resident
Shelter A	\$30 / \$30 Deposit	\$50 / \$50 Deposit
Shelter D / Heath Guion Shelter	\$50 / \$50 Deposit	\$70 / \$70 Deposit
Picnic Pods	\$20 / \$20 Deposit	\$30 / \$30 Deposit
Major	\$500.00	
Excessive	\$1/3 of total review fee	
<b>Park Staff Fee for Large Reservations</b>		
	Charge per hour	
Hourly Basis	\$15.00 per staff member per hour	
<b>Vendor Fees for Events</b>		
<b>Stallings Fest 2019</b>		
Business and Craft Vendor	\$35.00	
Food and Dessert Vendor	\$50.00	
<b>Summer Series 2020</b>	<b>One Night Event</b>	<b>Two Night Event</b>
Food Vendor	\$50.00	\$50.00
Dessert Vendor	\$25.00	\$25.00
<b>Other Events</b>		
Business and Craft Vendor	\$20.00	
Food and Dessert Vendor	\$40.00	

<b>CODE ENFORCEMENT FEES</b>	
Per Violation	\$100.00 per code violation

<b>POLICE DEPARTMENT FEES</b>	
Fingerprint Card	\$5.00 for each card - 1st card free to Stallings Residents
Report Copies	No charge for reports only a few pages in length. The Town's per page fee may apply for large printing requests.

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

May 15, 2020

Via email

The Honorable Wyatt Dunn, Mayor of Stallings and  
Members of the Stallings Town Council  
315 Stallings Road  
Stallings, NC 28104

Re: Stallings, North Carolina Code of Ordinances  
Title IX General Regulations, Chapter 93.04

Dear Mayor Dunn and Members of the Stallings Town Council:

We are writing you in reference to the above noted ordinance and specifically the changes approved by the Town Council on May 9, 2019, governing noise from golf course maintenance. We have been made aware that you have granted an exception to this ordinance in the form of item 93.04E. The Shannamara Board recently took an adverse position on this change and notified you of same on March 16, 2020. Our position stemmed from a supposed operational change from the golf course mowing and, equally important, a belief that the exception to the ordinance was not transparent or advertised to our neighbor resulting in a lack of input to your decision, pro or con.

After meeting with the Divide Golf Course management, we are no longer certain that their mowing procedures have significantly changed over previous years. We discussed sensitivity to neighbors in the early morning hours along with management need to prepare the course for early tee times and tournaments. From the Board standpoint, we believe we have done all that we can do and have notified our membership that we have taken a neutral position. However, this situation has generated significant interest within the neighborhood, both pro and con, and we strongly believe they should have their opportunity to provide their input to you. Accordingly, we respectfully request that you reschedule a hearing, publicize the event to the neighborhood, and seriously consider their input along with that of the golf course.

Sincerely,  
SHANNAMARA HOMEOWNERS ASSOCIATION

Bonnie Kaul  
President

Reply to:

Shannamara Homeowners Association

P.O. Box 1041

Matthews, NC 28106

Cc: Staton Boyette, Stuart Reiner, Bill MacMinn, Tom Wilbor, Braesael Management Company, Shannamara Homeowners, [jmartin@stallingsnc.org](mailto:jmartin@stallingsnc.org); [dscholl@stallingsnc.org](mailto:dscholl@stallingsnc.org); [lpaxton@stallingsnc.org](mailto:lpaxton@stallingsnc.org); [SAyers@stallingsnc.org](mailto:SAyers@stallingsnc.org); [HGrooms@stallingsnc.org](mailto:HGrooms@stallingsnc.org); [brichardson@stallingsnc.org](mailto:brichardson@stallingsnc.org); [wdunn@stallingsnc.org](mailto:wdunn@stallingsnc.org)



# MEMO

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To: Mayor and Council  
From: Erinn Nichols, Assistant Town Manager/Town Clerk  
VIA: Alex Sewell, Town Manager  
Date: 05-06-2020  
RE: Noise Ordinance Background Information

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The purpose of this memo is to provide background information on the two ordinance amendments pertaining to the Town's noise ordinance and golf course noise regulations. Below are excerpts from the 2019 minutes when these items were discussed. Following this memo are the ordinance amendments and the 09-09-2019 position letter from the Divide Golf Course on the matter.

## **09-09-2019 Minutes:**

### **Public Comment**

Boyd Everling, 6803 Stevens Mills Road, 2209 Shemar Circle, general manager of the Divide Golf Club, was present to appeal the noise ordinance violation received from the Town restricting mowers and equipment until after 7 a.m. at the facility. Mr. Everling explained the course was in operations prior to being annexed into the Town of Stallings. The maintenance and operations of the course prior to 7 a.m. was essential to course's financial health and profitability. The maintenance and operations had not changed in 25 years and it had never received a violation. Loss of revenue would also have a negative impact to the homes on the course. Mr. Everling provided a letter to the Council stating the course's position. This letter is attached to these minutes and therefore incorporated herein.

### **14.A. Golf Courses/Divide Gold Course Request (*Scholl, Birt*)**

Council discussed the current resident complaints about golf course maintenance noise and the needs/appeals of the golf courses. Council reached consensus to do a text amendment to the noise ordinance to allow golf maintenance and operations equipment during the hours of 5:30 a.m. – 9 p.m.

Council held consensus to suspend any action against the golf courses for noise violations until the noise ordinance could be amended. Staff would bring an ordinance amendment back to Council for adoption at its next meeting.

## **09-23-2019 Minutes:**

### **8. Ordinance Amending Code of Ordinances**

Town Manager Sewell explained this ordinance amendment was to Title IX General Regulations, Chapter 93 Public Health and Safety Matters and reminded all that this ordinance dealt with the noise ordinance requirement specifically pertaining to golf course. This would allow golf courses to operate its maintenance equipment between the hours of 5:30 a.m. and 9 p.m. Council Member Scholl made the motion to approve the Ordinance Amendment to the Code of Ordinance – Golf Maintenance Hours. The motion was passed unanimously after a second from

Council Member Birt. The Ordinance Amendment to the Code of Ordinance – Golf Maintenance Hours is attached to those minutes and therefore incorporated herein. Council requested that staff bring back an amendment allowing for turf fan usage beyond those hours.

**10-14-2019 Minutes:**

**8. Ordinance Amending Code of Ordinances**

Town Manager Sewell explained that this amended to Title IX General Regulations, Chapter 93 Public Health and Safety Matters; Public Nuisances, Section 93.04 Sounds Impacting Residential Life, Paragraph (E) allowed for golf course to run turf fans as needed without hour constraints. Council Member Scholl made the motion to approve the Ordinance Amendment to Title IX General Regulations, Chapter 93 Public Health and Safety Matters; Public Nuisances, Section 93.04 Sounds Impacting Residential Life, Paragraph (E) – Golf Course Turf Fans. The motion received Council’s unanimous support after a second from Council Member Birt. The Ordinance Amendment to Title IX General Regulations, Chapter 93 Public Health and Safety Matters; Public Nuisances, Section 93.04 Sounds Impacting Residential Life, Paragraph (E) – Golf Course Turf Fans is attached to these minutes and therefore incorporated herein.



**Ordinance Amending Code of Ordinances, Title IX *General Regulations, Chapter 93 Public Health and Safety Matters; Public Nuisances, Section 93.04 Sounds Impacting Residential Life, Paragraph (D) and (E)***

**WHEREAS**, the Stallings Town Council of the Town of Stallings wishes to allow golf courses to maintain and operate its course(s) prior to 7:00 a.m. for the financial well-being of the course(s);

**NOW, THEREFORE, BE IT ORDAINED** that the Town Council of the Town of Stallings, North Carolina does hereby amend the Code of Ordinances, Title IX General Regulations, Chapter 93 Public Health and Safety Matters; Public Nuisances, Section 93.04 Sounds Impacting Residential Life., to the following:

As reads:

**93.04 Sounds Impacting Residential Life, (D) and (E)**

- (D) The operation of lawn mowers and other domestic tools out-of-doors between the hours of 9:00 p.m. and 7:00 a.m.; and
- (E) Amplified sound as defined in § 93.05 occurring between the hours of 9:00 p.m. and 7:00 a.m. If a permit is acquired as per § 93.05, these hours may be extended to 11:00 p.m.

Change to read:

**93.04 Sounds Impacting Residential Life (D), (E), and (F)**

- (D) The operation of lawn mowers and other domestic tools out-of-doors between the hours of 9:00 p.m. and 7:00 a.m.; ~~and~~
- (E) **The operation of golf course maintenance and operations equipment by golf courses with at least 18 non-miniature golf holes between the hours of 9:00 p.m. and 5:30 a.m.; and**
- (F) Amplified sound as defined in § 93.05 occurring between the hours of 9:00 p.m. and 7:00 a.m. If a permit is acquired as per § 93.05, these hours may be extended to 11:00 p.m.

Adopted this the 23<sup>rd</sup> day of September, 2019.

\_\_\_\_\_  
Wyatt Dunn, Mayor

Attest:

\_\_\_\_\_  
Erinn E. Nichols, Town Clerk

Approved as to form:

\_\_\_\_\_  
Cox Law Firm, PLLC



**Ordinance Amending Code of Ordinances, Title IX *General Regulations*, Chapter 93 *Public Health and Safety Matters; Public Nuisances*, Section 93.04 *Sounds Impacting Residential Life*, Paragraph (E)**

**WHEREAS**, the Stallings Town Council of the Town of Stallings wishes to allow golf courses to maintain the health of the landscaping of the course for the financial well-being of the course(s);

**NOW, THEREFORE, BE IT ORDAINED** that the Town Council of the Town of Stallings, North Carolina does hereby amend the Code of Ordinances, Title IX General Regulations, Chapter 93 Public Health and Safety Matters; Public Nuisances, Section 93.04 Sounds Impacting Residential Life., to the following:

As reads:

**93.04 Sounds Impacting Residential Life.**

It shall be unlawful to carry on the following activities in any residentially zoned area of the city or within 300 feet of any residentially operated structure in any zone of the city:

...

- (E) The operation of golf course maintenance and operations equipment by golf courses with at least 18 non-miniature golf holes between the hours of 9:00 p.m. and 5:30 a.m.;

Change to read:

**93.04 Sounds Impacting Residential Life.**

It shall be unlawful to carry on the following activities in any residentially zoned area of the city or within 300 feet of any residentially operated structure in any zone of the city:

...

- (E) The operation of golf course maintenance and operations equipment by golf courses with at least 18 non-miniature golf holes between the hours of 9:00 p.m. and 5:30 a.m.; **with the exception of the operation of turf fans required for the health of the golf course turf which are not limited to any hour constraints; and**

Adopted this the 14<sup>th</sup> day of October, 2019.

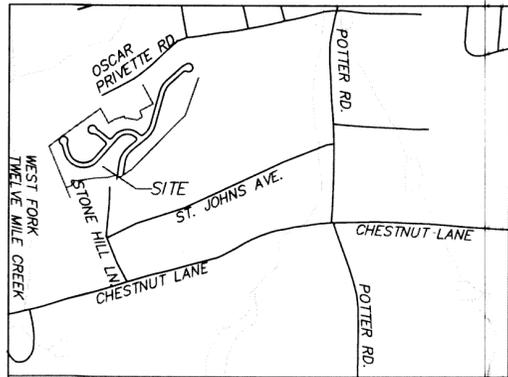
Attest:

\_\_\_\_\_  
Wyatt Dunn, Mayor

\_\_\_\_\_  
Erinn E. Nichols, Town Clerk

Approved as to form:

\_\_\_\_\_  
Cox Law Firm, PLLC



VICINITY MAP  
NTS

- NOTES**
- ADJOINING LAND IS RESIDENTIAL.
  - SETBACKS: 25' FRONT AND REAR ON INTERIOR LOTS  
40' REAR YARD ON EXTERIOR LOTS  
8' SIDE YARD OR 18' SIDE YARD ON CORNER LOTS
  - MAINTENANCE OF SIDEWALKS AND COMMON AREAS IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
  - 10' GENERAL UTILITY EASEMENT (GUE) ALONG ALL STREETS.
  - SEWER AND STORM EASEMENTS CENTERED ON UTILITY LINES AS INSTALLED.
  - NO NEW RIGHTS-OF-WAY CREATED BY THIS PLAT.
  - NORTH ORIENTATION PER RECORD PLAT CABINET 'J' FILE 526.
  - TOTAL AREA PLATTED - 1.418 ACRES, 61,760 SQUARE FEET (LOTS ONLY THIS PLAT)

- LEGEND**
- - SET IRON PIN
  - SDE - STORM DRAINAGE EASEMENT
  - PDE - PERMANENT DRAINAGE EASEMENT
  - GUE - GENERAL UTILITY EASEMENT
  - NF - NOW OR FORMERLY
  - AC - ACRES
  - SF - SQUARE FEET
  - R/W - RIGHT OF WAY

**REVISION NOTE:**  
THIS PLAT HAS BEEN REVISED TO SHOW THE 100+1 FLOODLINE AND FINISH FLOOR ELEVATION TABLE AS SHOWN ON APPROVED PLANS DATED, JULY 10, 2013.

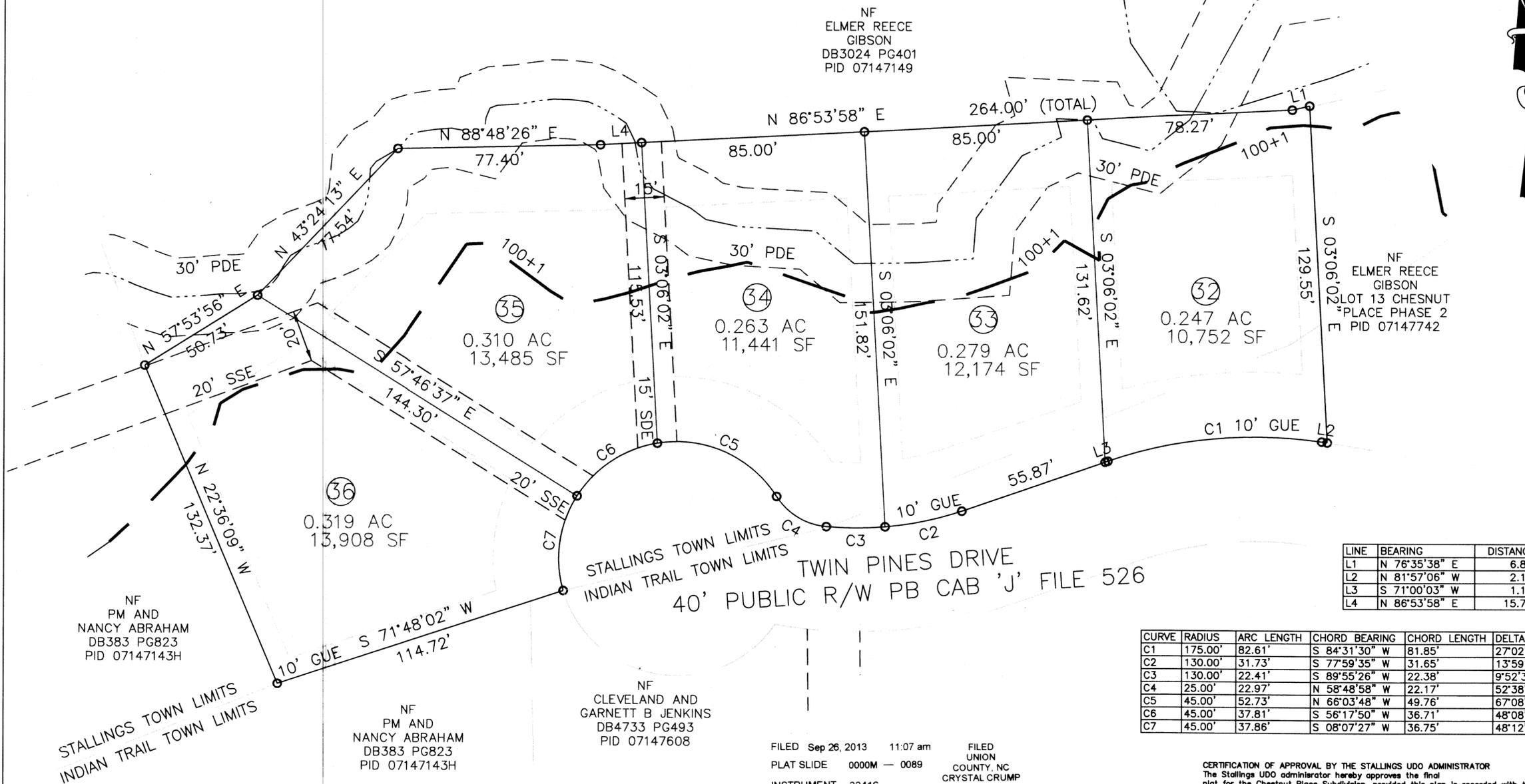
SIGNED M. John Lewis RE 9/25/13 DATE

**Table for Finish Floor Elevation (FFE)**

LOCATION	100 yr Elevation	SWPE
LOT 32:	682.35	683.35
LOT 33:	675.61	676.61
LOT 34:	674.73	675.73
LOT 35:	673.14	674.14
LOT 36:	672.09	673.09

**100+1 FILL**  
No fill is allowed in the 100+1 flood area. Before any fills placed in the 100+1 area, a new study will have to be done to and approved by the Town of Stallings to show no impact to the adjacent properties.

NO CLEARING OR STRUCTURES are allowed in the SDE.



LINE	BEARING	DISTANCE
L1	N 76°35'38" E	6.84'
L2	N 81°57'06" W	2.14'
L3	S 71°00'03" W	1.16'
L4	N 86°53'58" E	15.73'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	175.00'	82.61'	S 84°31'30" W	81.85'	27°02'49"
C2	130.00'	31.73'	S 77°59'35" W	31.65'	13°59'04"
C3	130.00'	22.41'	S 89°55'26" W	22.38'	9°52'37"
C4	25.00'	22.97'	N 58°48'58" W	22.17'	52°38'36"
C5	45.00'	52.73'	N 66°03'48" W	49.76'	67°08'17"
C6	45.00'	37.81'	S 56°17'50" W	36.71'	48°08'28"
C7	45.00'	37.86'	S 08°07'27" W	36.75'	48°12'17"

FILED Sep 26, 2013 11:07 am  
PLAT SLIDE 0000M - 0089  
INSTRUMENT 33416  
FILED UNION COUNTY, NC  
CRYSTAL CRUMP REGISTER OF DEEDS

Andy Hagan Rep.

I, J. MARK FISHER, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, J. MARK FISHER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION IS +1:10,000; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN THE MENTIONED DOCUMENTATION. THIS MAP WAS PERFORMED IN ACCORDANCE WITH GS 47-30 AS AMENDED AND IS INTENDED FOR RECORDATION. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND BEAT THIS DAY OF SEPTEMBER 24, 2013.

J. MARK FISHER L-4398

CERTIFICATION OF APPROVAL BY THE STALLINGS UDO ADMINISTRATOR  
The Stallings UDO administrator hereby approves the final plat for the Chestnut Place Subdivision, provided this plan is recorded with the Union County Register of Deeds within thirty (30) days.

Lynne Hair 9/25/13  
UDO Administrator Date

REVIEW OFFICERS CERTIFICATE:

STATE OF NORTH CAROLINA,  
COUNTY OF UNION,

I, Gus Nichols, REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE 9/26/13  
REVIEW OFFICER Gus Nichols

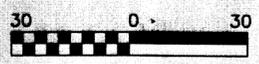
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHED MINIMUM BUILDING LINES AND DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS AND OTHER SITES TO THE PUBLIC USE EXCEPT AS NOTED.

9-25-2013 Elmer Reece Gibson  
DATE OWNER/DEVELOPER



12-14-2012  
REVISED - 9-3-2013  
REVISED - 9-24-2013  
DRAWING SCALE 1" = 30'  
JOB NUMBER 3044  
DRAWN BY RFF  
CHECKED BY JMF



FINAL PLAT OF  
A PORTION OF CHESTNUT PLACE II LOTS 32-36  
UNION COUNTY, NORTH CAROLINA  
B & C Land Holdings, LLC  
2649 Breckenridge Centre Drive  
Monroe, North Carolina 28110

Cab M File 89