

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

The Town Council of the Town of Stallings met for its regular meeting on June 10, 2019, at 7:00 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore David Scholl; Council Members John Martin, Lynda Paxton and Shawna Steele.

Those absent were: Council Members Billy Birt, Jr. and Deborah Romanow.

Staff present were: Alex Sewell, Town Manager; Kim Jones, Deputy Town Clerk; Chief Minor Plyler; Lynne Hair, Town Planner; Chris Easterly, Town Engineer; Marsha Gross, Finance Officer; Meredith Baxter, Events Coordinator; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

Robert Ragon, 5000 Cinnamon Drive, was present to speak on the Development Ordinance specifically Mixed Use 1 and 2 districts and special conditions in regards to number of units per parcel, definition of parcel, and public versus private streets. Mr. Ragon felt that Town Planner Hair was trying to interpret a specific ordinance in a non-specific way. He also cited density and the rules for density in the Development Ordinance. Mr. Ragon also felt that notification was not given correctly on the Chestnut/Solis proposal. He felt that posting in the Monroe newspaper did not meet the North Carolina requirement.

Steve Neill, 3229 Fairforest Drive, stated he lived in the area 18 months and only heard about Chestnut development a few weeks ago. He did not feel the project met the “sniff” test. Mr. Neill quoted the Stallings Mission Statement and felt ignored by Stallings. He stated it took 12 minutes to drive his son to school and the development would only add to the traffic in that area. Mr. Neill was very concerned about the project and the Council should listen to the community.

Scott Dunn, 3000 Strawberry Road, had never been before a governing body and lived all over the country. The new development would be in his front yard and he just heard about it. Mr. Dunn did not want to be around all the construction. He felt that this project was of great magnitude and he chose Union County because it was not Mecklenburg County. Mr. Dunn said that everyone was neglecting infrastructure and people would be severely impacted. He appealed to the Council to give the citizens some concrete dates for road improvements and wanted the Town to pull back from the development.

Karen Dunn, 3000 Strawberry Road, lived in the last house connecting with Chestnut. The apartments would be built in her front yard. Ms. Dunn said she could throw a rock to Antioch Elementary

School. She said Chestnut was backed up every morning. Ms. Dunn can not get out of her driveway in the mornings. She had met with a realtor who said her home value would decreased because of the apartment construction. Ms. Dunn hoped this was not a rubber stamp and hoped Council would listen to the residents in Stallings.

Joseph McLaughlin, 3205 Strawberry Road, Chestnut HOA President, requested proof from the Town Attorney about the decision that was made regarding notification and would continue to challenge it. He thanked his neighbors and the Council for careful consideration.

Sri Nagarajan, 3006 Camerose Crossing Lane, lived .4 miles away from the property. He appreciated that some of the Council Members had been professional and easy to work with. He stated that one Council Member, however, emailed him and asked why he was interested in the project and accused him of trying to find a flaw. Mr. Nagarajan was offended and requested that the Council Members remember that he was a neighbor even though he did not reside in Stallings. He requested three things of the Council: 1. He had a pending request for additional information, and he was still waiting for the information. Therefore, he requested no decision be made until he received the information; 2. In regard to traffic, the traffic study was done prior to Thanksgiving and therefore he was requesting another TIA be conducted; 3. He requested the Council consider all the information collected together and understand why and where the gaps were in the process. Mr. Nagarajan asked the Council to walk in the citizens shoes before the vote was made.

1. Consent Agenda Approval

A. Minutes from the following meetings:

- (1) 04-08-19
- (2) 04-08-19 – closed
- (3) 04-15-19 – special 1
- (4) 04-15-19 – closed
- (5) 04-15-19 – special 2
- (6) 04-23-19
- (7) 04-29-19 – special
- (8) 05-06-19 – special

B. Amended Budget Ordinance 9 – Police Radios

C. Amended Budget Ordinance 10 – LED Light Fixtures

D. Potters and Co. Audit Contract

E. Municipal Clerks Week Resolution

F. Public Works Week Proclamation

G. Resolution to Allow Indian Trail 5K Through A Portion of the Town of Stallings Roads

Council Member Paxton made the motion to approve the Consent Agenda with the following changes:

- Move 1.E., *Municipal Clerks Week Resolution*, to Agenda Item 2.D.
- Move. 1.F., *Public Works Week Proclamation*, to Agenda Item 2.E.

The motion received a second from Council Member Scholl and was passed unanimously. *Amended Budget Ordinance 9 – Police Radios, Amended Budget Ordinance 10 – LED Light Fixtures, and the Resolution to Allow Indian Trail 5K Through A Portion of the Town of Stallings Roads* are attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from the Mayor

Mayor Dunn reported the Stallings Hotel Tax Bill was moving forward without opposition.

B. Reports from Council Member/Town Committees

Council Member Paxton reported the Citizens Academy concluded on May 20 and the feedback from the program was to hold the program again. She also shared that she attended the CRTPO retreat and the delegates there were interested in advocacy with NCDOT. Ms. Paxton noted the letter from Indian Trail to NCDOT removing funding the Old Monroe Road widening and that its impact could mean the widening would not take place in Indian Trail.

Council Member Martin reported the Inter-Municipalities Information Sharing (IMIS) met and discussed regional planning. The group had a collective frustration with the lack influence on local transportation improvements.

Council Member Scholl reported he attended the City Vision North League of Municipalities meeting in Hickory. Common issues were planning and zoning issues and social media and communications among municipalities in the state.

Council Member Steele had no report.

C. Reports from Town Manager/Town Departments

Town Manager Sewell shared it has been a challenge scheduling the Development Agreement Subcommittee (DAS) meetings and that the meetings themselves did not include all Council Members due to the committee structure. Mr. Sewell would recommend a standard time for DAS meetings and include all Council Members in the meetings.

D. Municipal Clerks Week Resolution

Mayor Dunn commended Town Clerk Erinn Nichols for her service and contributions to the Town. He read the *Municipal Clerks Week Resolution* into the record. Council Member Scholl made the motion to approve the resolution which passed unanimously after a second from Council Member Martin. The *Municipal Clerks Week Resolution* is attached to these minutes and therefore incorporated herein.

E. Public Works Week Proclamation

Mayor Dunn read the *Public Works Week Proclamation* into the record and commended the Stallings Public Works Staff. Council Member Paxton made the motion to approve the resolution which passed unanimously after a second from Council Member Steele. The *Public Works Week Proclamation* is attached to these minutes and therefore incorporated herein.

3. Agenda Approval

Council Member Steele made the motion to approve the Agenda as written. The motion received Council's unanimous support after a second from Council Member Martin.

4. 2019-2020 Budget

A. Public Hearing

Mayor Dunn opened the public hearing. No one was present to give public comment on the 2019-2020 Proposed Budget.

Town Manager Sewell reviewed various item of the budget and noted the tax rate would remain the same. Mayor Dunn closed the public hearing.

B. Budget Ordinance

Council Member Scholl made the motion to approve the 2019-2020 Budget Ordinance which was seconded by Council Member Martin. The motion received Council's unanimous support. The 2019-2020 Budget Ordinance is attached to these minutes and therefore incorporated herein.

5. Greenway: Request for Qualifications (RFQ) Results – Engineering and Contract

Town Manager Sewell reminded the Council the Vickery Subdivision granted the Town land to develop as a Town trail. The Council had been presented a design for a greenway trail on that property based on the Greenway master plan. Destination by Design had been selected during the RFQ process to design and engineer that area of the Greenway.

Eric Woolridge, Destination by Design, was present to field questions concerning the proposal and its components. It was noted that the hourly rate was \$150/hour to include travel and insurance.

Council Member Martin made the motion to approve the Greenway and Engineering Contract with Destination by Design the portion on Greenway in the Vickery area. The motion was seconded by Council Member Scholl and passed unanimously.

6. Committee Actions

A. Parks and Recreation Committee Youth Member Application Consideration

Council Member Paxton made the motion to appoint Thomas Ayers as the Youth Member of the Parks and Recreation Committee with a term ending March 31, 2020. The motion received Council's unanimous support.

B. Historical Committee Liaison Replacement

Council held consensus to appoint Council Member Billy Birt, Jr. as the Council Liaison to the Historical Committee.

7. Parade Feasibility Study

Town Manager Sewell and Parks and Recreation Director Ashley Platt presented logistics, staffing, parking, and impact on Town and community for a possible parade in the Town of Stallings.

Council discussed the topic and options. It held consensus not to have a Christmas parade for the upcoming year but continue to investigate for future years.

8. Annexation 52 – Arant/Northeast Tools - Resolution to Direct the Clerk to Investigate

Council Member Martin made the motion to approve the *Resolution to Direct the Clerk to Investigate - Annexation 52 – Arant/Northeast Tools*. The motion received Council's unanimous support after a second from Council Member Paxton. The *Resolution to Direct the Clerk to Investigate - Annexation 52 – Arant/Northeast Tools* is attached to these minutes and therefore incorporated herein.

9. Workshop with SOG Consultant to address recently identified concerns in Development Agreement Process (Paxton)

Council Member Paxton explained there were concerns about the Development Agreement process and requested Council hire a consultant to assist with the development agreements and

training. Council Member Scholl requested to delay a decision on this item until all the information and pricing was received on this type of training. Council held consensus to wait until more information was obtained.

10. Closed Session Pursuant to NCGS 143.318-11(a)(6)

Council Member Scholl made the motion to go into closed session pursuant to NCGS 143.318-11(a)(6). The motion was passed unanimously after a second from Council Member Steele.

Council went into closed session at approximately 9:00 p.m. and reconvened into open session at approximately 9:20 p.m.

11. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Steele, and the motion received unanimous support. The meeting was adjourned at 9:20 p.m.

Approved on July 8, 2019.

s/Wyatt Dunn
Wyatt Dunn, Mayor

s/Erinn Nichols
Erinn E. Nichols, Town Clerk

Approved as to form:

s/Cox Law Firm, PLLC
Cox Law Firm, PLLC