

**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 January 13, 2025, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore David Scholl; Council Members Steven Ayers, Graham Hall, Brad Richardson and Laurie Wojtowicz.

Those absent were: Council Member Taylor-Rae Drake.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Kevin Parker, Engineering Director; Jessie Williams, Finance Officer; Matt Dillard, Code Enforcement Officer; Nick Coffey, Parks and Recreation Senior Maintenance Tech; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

No one was present who wished to give public comment.

1. Consent Agenda

- A. Minutes from the following meetings:
 - (1) 12-09-2024
- B. Amended Budget Ordinance 8 – NCDOT Funds
- C. Amended Budget Ordinance 9 – Civil Penalties
- D. Amended Budget Ordinance 10 – Powell Bill
- E. Spring 2025 Microsurfacing Contract

Engineering Director Parker spoke briefly about how the roads were selected for resurfacing using software based on the road conditions in addition to human inspection of the roads. Council Member Richardson made the motion to approve the Consent Agenda as presented. The motion received Council's unanimous support after a second from Council Member Scholl. The *Amended Budget Ordinance 8 – NCDOT Funds; Amended Budget Ordinance 9 – Civil Penalties; and Amended Budget Ordinance 10 – Powell Bill* are attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from Mayor

Mayor Dunn reported that Cresswind (55+ community not in Stallings) had its community meeting the previous week where the representatives said they did not want to be annexed into the Town of Stallings. The community would also have an onsite wastewater treatment plant.

Council Member Hall arrived at 7:10 p.m.

B. Report from Council Members/Town Committees

Council Member Richardson had no report.

Council Member Scholl attended two Centralina Regional Council meetings to start off the year.

Council Members Ayers, Wojtowicz, and Hall had no reports.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following items:

- Council received the December 2024 Budget Line Item Transfer List. This December 2024 Budget Line Item Transfer List is attached to these minutes and therefore incorporated herein.
- The 2024 Employee of the Year was Tori Crowe and the 2024 Officer of the Year was Cpl. Brandon Johnson.
- Stallings 50th Anniversary branding was public thanks to Assistant Town Manager Erinn Nichols and Parks and Recreation Director Eunice Donnelly.
- The first budget retreat special meeting would be moved to Thursday, January 23, 2025, at 5:30 p.m.
- Town Manager Sewell then reviewed the 2024 Council Priorities and Action Strategies statuses with the Council. Those updates are attached to these minutes and therefore incorporated herein.

3. Agenda Approval

Council Member Ayers made the motion to approve the Agenda with the changes above. The motion was seconded by Council Hall and passed unanimously.

4. Parks and Recreation

A. Budgeted Playground Replacement at Stallings Park

Parks and Recreation Director Donnelly reminded the Council that \$150,000 was approved in the 2023-2024 Fiscal Year budget for necessary playground upgrades in Stallings Municipal Park. After assessing the community's needs and consulting with playground vendors, a design was selected that offered updated, engaging features for children of all abilities and age groups that stayed within budget costing \$149,978.12. Staff requested the Council approve the playground design to allow the Parks and Recreation Department to move forward with the replacement project.

Council Member Scholl made the motion to approve the budgeted Playground Replacement at Stallings Park for \$149,978.12. The motion received Council's unanimous support after a second from Council Member Wojtowicz.

B. Park Rules and Regulation Ordinance Information

Parks and Recreation Director Donnelly explained Parks and Recreation Department was presenting Parks and Recreation rules and regulations ordinance changes and additions for consideration. The finalized ordinances would be brought before the Council for approval on January 27, 2025. Ms. Donnelly's memo highlighting all the recommended changes is attached to these minutes and therefore incorporated herein.

Council Member Wojtowicz made the motion to approve the verbiage for the changes and additions to the Parks and Recreation rules and regulations. The motion received Council's unanimous support after a second from Council Member Ayers.

C. Programming Prioritizing Stallings Residents

Parks and Recreation Director Donnelly updated the Council on programming efforts for the year:

- Golden Gatherings: Offered once a quarter for 50+.
- All programs would be free to Stallings residents with a small fee to non-residents.
- Stallings residents are allowed to register a week earlier than non-residents.
- Residency was based off of address.

5. Police Department Temporary Overhire Position

Police Chief Franks explained Police Department had faced persistent staffing shortages over the past several years, aggravated by factors such as retirements, resignations, and the challenges of recruiting qualified candidates in an increasingly competitive job market. These staffing gaps placed

pressure on our officers, leading to increased overtime, burnout, and a reduced ability to effectively serve and protect the community.

In order to maintain the highest level of public safety, sufficient personnel to cover all shifts and assignments was necessary. A temporary overhire position could proactively address known absences along with unforeseen staffing issues in addition to providing operational stability, cost savings, employee well-being, and recruitment and retention.

The cost for a temporary overhire position would be between \$37,000 (cadet) to \$46,000 (lateral) in salary and benefits for the remainder of the fiscal year, to fund an overhire position. The Finance Department advised that sufficient funds were available in the Police payroll budget for the remainder of the fiscal year.

A motion was made by Council Member Scholl to approve the Police Department's temporary overtime position to which Council Member Hall seconded. Unanimous support was held by the Council for the motion.

6. Stevens Mill Greenway Entrance Gate (Richardson)

Council Member Richardson explained the black gate safety measures at Blair Mill Greenway made the park look closed. He requested staff investigate ways to ensure the greenway appeared open while keeping the safety measure in place. Council held consensus on allowing this request.

7. Attached Garages and Accessory Structures (Wojtowicz)

Town Manager Sewell summarized on Council Member Wojtowicz's behalf that she believed there was a loophole in the ordinance that allowed attached garages and accessory structures in a manner that was not intended. Council held consensus to have Planning staff develop corrections to those loopholes and bring back to Council for consideration.

8. Closed Session Pursuant to NCGS 143-318.11(a)(3)

Council Member Ayers made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) inviting Max Hsiang, Planning Director, Matt Dillard, Code Enforcement Officer. Council Member Richardson seconded the motion to which Council approved unanimously.

Council recessed into closed session at 7:59 p.m. and reconvened into open session at XX:XX p.m.

9. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Richardson, and the motion received unanimous support. The meeting was adjourned at 8:26 p.m.

Approved on February 10, 2025.

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