

**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 March 11, 2024, 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; Kevin Parker, Town Engineer; Eunice Donnelly, Parks and Recreation Director; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

David Goodson, Pastor at Hope Baptist, believe his church was a great match for the Town to lease the Town's facilities.

1. Consent Agenda

A. Minutes from the following meetings:

- (1) 02-05-2024 – special
- (2) 02-12-2024
- (3) 02-24-2024 – special

Council Member Richarson made the motion to approve the Consent Agenda as presented. The motion was seconded by Council Member Hall and passed unanimously by Council.

2. Reports

A. Report from Mayor

Mayor Dunn reported that the new playground was open in the Stallings Municipal Park.

B. Report from Council Members/Town Committees

Council Member Hall had no report.

Council Member Wojtowicz stated that she had attended the Historical Committee Meeting. She wanted to confirm that the Rock Store would not be affected by the Old Charlotte Hwy Road widening.

Council Members Ayers and Scholl had no reports.

Council Member Scholl had no report.

Council Member Richardson reported that he had had a conversation with the new president of the Union West Business Park Association who was interested in bringing the roads up to standards in that business park.

C. Report from Town Manager/Town Departments

Parks and Recreation Director Donnelly reported that the new playground in Stallings Municipal Park went well. She also reported that the Greenway portion at Blair Mill Park was ready and proposed a ribbon cutting for that greenway on March 25 at 6 p.m.

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. K9 Lily Memorial

Chief Franks requested that the Council approve placing a memorial stone in the garden near the entrance to Town Hall to honor Stallings' first canine, Lily, who passed away on January 22, 2024.

Council Member Ayers made the motion to approve placing a memorial stone in the garden near the entrance to Town Hall to honor K9 Lily. The motion passed unanimously after a second from Council Member Scholl.

5. 2024 Committee Reappointments

Council Member Scholl made the motion to approve the following re-appointments and the corresponding expiration date:

- Planning Board
 - Robert Koehler – 03-31-2027
- Historical Committee
 - Jill Reed – 03-31-2026
 - Debbie Wagenhauser – 03-31-2026
- Community Committee
 - Mark Leadem – 03-31-2026

The motion was seconded by Council Wojtowicz to which Council approved unanimously.

6. Stormwater and Infrastructure Committee Establishment Ordinance (Stormwater Advisory/Transportation Advisory Committees Merger)

Engineering Director Kevin Parker explained that due to the fact that the topics of transportation and stormwater frequently relate to each other, along with other general infrastructure topics, it would be beneficial to combine the Transportation Advisory Committee (TAC) and the Storm Water Advisory Committee (SWAC).

The creation of a Citizen-Led Stormwater and Infrastructure Committee (SIC) that would ensure the Town of Stallings maintained compliance with the National Pollutant Discharge Elimination System (NPDES Municipal Separate Storm Sewer System (MS4) Permit issued by the North Carolina Department of Environmental Quality (NCDEQ), as mandated by the 1972 Clean Water Act created by United States Environmental Protection Agency, as well as provide a mechanism for Council and public involvement relating to stormwater issues, the stormwater program, and general infrastructure planning and projects occurring throughout the Town of Stallings. Staff requested Council adopt the Ordinance restructuring the SWAC and the TAC, establishing the SIC.

Council Member Ayers made the motion to adopt the *Amendment to the Ordinance to Establish and Restructure the Boards and Committees for the Town of Stallings Establishing the Stormwater and Infrastructure Committee* which was seconded by Council Member Richardson. The Council approved the motion unanimously. The *Amendment to the Ordinance to Establish and Restructure the Boards and Committees for the Town of Stallings Establishing the Stormwater and Infrastructure Committee* is attached to these minutes and therefore incorporated herein.

Council appointed Council Member Ayers and Hall to the Stormwater and Infrastructure Committee.

7. Resurfacing Program Update

Engineering Director Parker reminded Council that Staff was managing a Council-approved resurfacing contract focusing on reconstruction of several roadway segments costing approximately \$730,000, including contingency. Staff was anticipating a second contract focusing on preventative maintenance that would utilize the remaining funds associated with the \$1.05 million Council-approved FY 2024 resurfacing budget.

As requested by Council, Staff was requesting the additional \$200,000 for the resurfacing budget, allocating \$150,000 to reconstructive maintenance and \$50,000 towards preventative maintenance.

A motion was made by Council Member Richardson approve an additional \$200,000 appropriation to the FY 2024 Resurfacing Budget. The motion was passed unanimously by the Council after a second from Council Member Scholl.

8. Ordinance Establishing Appeals Process for Parking Citations

Chief Franks reminded the Council it had approved updated amendments to the Town's parking ordinance. Upon continued review of those parking ordinances, it was determined that there was a need to give those issued parking citations the ability to appeal the citation. The proposed ordinance would establish an appeals process for parking citations.

Council Member Wojtowicz made a motion to adopt the *Ordinance Amending Code of Ordinances, Title VII: Traffic Code, Chapter 70 Traffic Regulations*. Council Member Ayers seconded the motion to which the Council approved unanimously. The *Ordinance Amending Code of Ordinances, Title VII: Traffic Code, Chapter 70 Traffic Regulations* is attached to these minutes and therefore incorporated herein.

9. Occupancy Tax Process

Town Attorney Cox explained the process in order to get the Occupancy Tax Referendum on the ballot in November 2024. The process was of no cost to the Town. The process is outlined in the attached presentation by Ms. Cox and is therefore incorporated herein.

Council held consensus to have Town Attorney Cox draft the resolution to continue the process.

10. Continued Budget Discussions (if necessary)

This Agenda Item was not needed.

11. 2024 Council Priorities and Action Strategies

Town Manager Sewell review the 2024 Council Priorities and Action Strategies with the Council which were a product the 2024 Planning Session.

Council Member Scholl made the motion to approve the 2024 Council Priorities and Action Strategies as proposed. The motion received unanimous support after a second from Council Member Ayers. The 2024 Council Priorities and Action Strategies is attached to these minutes and therefore incorporated herein.

Council took a brief recess from 7:45 p.m. to 7:52 p.m.

12. Closed Session Pursuant to 143-318.11(a)(4)

Council Member Ayers made the motion to go into closed session pursuant to 143-318.11(a)(4) inviting the Town's brokers from KWC into the closed session. Council approved the motion unanimously after a second from Council Member Hall.

Council went into closed session at approximately 8:00 p.m. and reconvened back into open session at 9:10 p.m.

13. Adjournment

Council Member Richarson moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 9:10 p.m.

Approved on April 8, 2024.

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