

**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 September 25, 2023, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Pro Tempore David Scholl; Council Members Steven Ayers, Taylor-Rae Drake, Heather Grooms, and Brad Richardson.

Those absent were: Mayor Wyatt Dunn; Council Member Graham Hall.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Kevin Parker, Town Engineer; Jamie Privuznuk, Finance Officer; Eunice McSwain, Parks and Recreation Director; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

No one was present to give public comment.

1. Approval of Consent Agenda Items

A. Amended Budget Ordinance 6 – Town Hall HVAC

Council Member Richardson made the motion to approve the Consent Agenda Items as presented. The motion was seconded by Council Member Drake which passed unanimously by Council. The *Amended Budget Ordinance 6 – Town Hall HVAC* is attached to these minutes and therefore incorporated herein.

2. Agenda Approval

Council Member Richardson made the request to add Agenda Item 6.B. as *Text Amendment for Outdoor Storage* and Agenda Item 6.C. as *Union West Business Park*. Council Member Ayers made the motion to approve the Agenda with the above requested additions. The motion was passed unanimously after a second from Council Richardson.

3. NCDOT Right-Of-Way Agreement and Resolution

Town Attorney Cox explained that NCDOT was starting project U-4714 which was a highway project to widen and improve approximately 6.5 miles of East John Street and Old Monroe Road which

partly fell in the Town of Stallings. NCDOT was requesting 7.68 acres along Stallings Road and Old Monroe Road for right-of-way (ROW) for the project. After negotiations, NCDOT was offering \$286,450 to the Town for the ROW requested.

Council Member Richardson made a motion to approve the *NCDOT Right-Of-Way Agreement Resolution* while Council Member Grooms seconded the motion. The motion was passed unanimously by Council. The *NCDOT Right-Of-Way Agreement Resolution* is attached to these minutes and therefore incorporated herein.

4. Farmers Market Proposal

Parks and Recreation Director Donnelly explained that the department had reached the end of the three-year contract with Union County Extension which provided a satellite Farmers Market in Stallings Municipal Park. The structure of the market with the County was unsustainable due to staffing requirements which ultimately led to a decline in the market. However, Sunny Day Markets, LLC, would be able to provide the Town a summer market every Saturday from May 4 – August 31, 2024, and a Fall Market every Saturday from September 21 – October 19, 2024, with both operating between the hours of 8:00 a.m. – 12 p.m. Attached is the Sunny Day Markets proposal for the Town of Stallings.

Council Member Richardson made a motion to approve the Parks Department to enter into a one-year contract with Sunny Day Markets, LLC to provide a Farmers Market in the lot adjacent to the Stallings Municipal Park for 2024. The Council unanimously approved the motion after a second from Council Member Drake.

5. Balanced Scorecard Annual Report

Town Manager Sewell reviewed the 2022-2023 Balance Scorecard Annual Report with the Council. The Town's annual Balance Scorecards are available on the Town's website for review.

6. 2725 Old Monroe Road Property Use (Dunn)

Mayor Pro Tem Scholl explained that the item had been placed on the Agenda by Mayor Dunn however he had been unable to attend the meeting. Mayor Dunn placed the item on Agenda because he wished to sell the property at 2725 Old Monroe Road.

After discussion, Council held consensus not to sell the property at that time and direct staff to continue with the direction to find a leasee for the property, following the Downtown Master Plan.

6.B. Text Amendment for Outdoor Storage (Richardson)

Council Member Richardson explained that he would like staff to work on amending ordinance to allow for outdoor storage on three acres in industrial areas with adequate buffers.

Council Member Richardson made the motion to authorize the Town Manager and Planning Staff to draft a text amendment to reduce the outdoor storage for only industrial areas from five to three acres. The motion received Council's unanimous support after a second from Council Member Ayers.

6.C. Union West Business Park (Richardson)

Council Member Richardson explained he would like to review and discuss the feasibility for economic opportunities and road improvements in Union West Business Park under the Economic Development committee. The Economic Committee would research and bring back information to Council.

Council held consensus to allow the Economic Development Committee to pursue this research.

7. Adjournment

Council Member Grooms moved to adjourn the meeting, seconded by Council Member Richardson, and the motion received unanimous support. The meeting was adjourned at 8:06 p.m.

Approved on October 10, 2023.

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