

**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 9, 2024, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Council Members Steven Ayers, Graham Hall, Brad Richardson and Laurie Wojtowicz.

Those absent were: Mayor Wyatt Dunn; Mayor Pro Tempore David Scholl; and 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, Town Engineer; Jessie Williams, Finance Officer; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

As the most tenured Council Member, Council Member Richardson acted as chair of the meeting, welcomed everyone, and delivered the invocation. Council Member Richardson also led the Pledge of Allegiance and called the meeting to order.

Council Member Richardson then led a moment of silent in honor of Patriot Day and memory of the lives lost on 9-11.

Public Comments

No one was present who wanted to give public comments.

1. Consent Agenda

- A. Minutes from the following meetings:
  - (1) 08-12-2024
  - (2) 08-12-2024 – closed
- B. Code Book Supplement Ordinance
- C. CRTPO Board Memorandum of Understanding (MOU) Update
- D. Amended Budget Ordinance 4 – Twin Pines

Council Member Richardson requested to remove *CRTPO Board Memorandum of Understanding (MOU) Update* from the Consent Agenda and add it to the regular Agenda for discussion. Council Member Hall made the motion to approve the Consent Agenda with the above noted change. The motion was seconded by Council Member Ayers and passed unanimously by Council. The *Code Book Supplement*

*Ordinance and Amended Budget Ordinance 4 – Twin Pines* is attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from Mayor

The Mayor was not present to give a report.

B. Report from Council Members/Town Committees

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

Council Member Ayers enjoyed the Pickle Ball Courts Grand Opening prior to the Council Meeting that evening and noted that WUMA did not meet the previous month.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- Budget Line Item Transfer List was submitted for the record. *The August Budget Line Item Transfer List is attached to these minutes and therefore incorporated herein.*
- Parks and Recreation Director Donnelly reported that Stallings Fest the coming Saturday from 11 a.m. to 4 p.m. in Stallings Municipal Park.

3. Agenda Approval

Council Member Richardson stated that Consent Agenda Item 1.C., *CRTPO Board Memorandum of Understanding (MOU) Update*, would be added as Agenda Item 7.A. Town Manager Sewell requested the Council add Agenda Item 7.B. as *Vendor/Sponsor Booths at Stallings Fest*. Council Member Wojtowicz made the motion to approve the Agenda with the above noted changes. The motion was seconded by Council Member Hall and passed unanimously.

4. TX24.06.01 - Parking Regulations Text Amendment

*Recessed at 08-12-2024 Council Mtg.*

Per Staff's request, Council removed this item for the Agenda for Staff to continue to revise the text amendment.

5. Resurfacing Contract

Engineering Director Kevin Parker reminded the Council, in accordance with the Stallings Bid Policy and NCGS §143-129 for road construction and repair, staff initiated formal bidding procedures for the Fall 2024 Resurfacing Contract on August 6, 2024. The project manual was advertised, and bids

were due by 2:00 p.m. on August 27, 2024. A total of seven sealed bids were received and publicly read at 2:05 p.m. on the same day.

Staff thoroughly reviewed the bids for clarity, completeness, and accuracy. After evaluation, Blythe Construction, Inc. was identified as the lowest responsible bidder with a bid of \$887,640.

Staff also informally solicited bids for Construction Engineering and Inspection (CEI) services to oversee the resurfacing project. UES Professional Solutions 29, Inc. (UES) was the sole bidder, submitting a proposal for \$34,860.00.

Council Member Ayers made the motion to execute the resurfacing contract with Blythe Construction, Inc. for \$887,640.00 and the CEI services contract with UES for \$34,860.00. The motion was passed unanimously by Council after a second from Council Member Woytowicz.

6. Parks and Recreation Arbor Replacement Surplus Funds - Disc Golf Course Enhancement Proposal

Parks and Recreation Director Eunice Donnelly reminded the Council that it approved \$50,000 for arbor replacement in Stallings Park. However, that project was able to be replaced in-house. However, the 18-hole disc golf course at Blair Mill Park was in critical need of repairs. Staff requested that the funds originally allocated for the arbor repairs be used for the disc golf course repairs at an approximate cost of \$35,000.

Council Member Ayers made the motion to approve the Parks and Recreation Department's request to reallocate \$35,000 of the \$50,000 originally approved for arbor replacement to fund the Blair Mill Disc Golf Course renovations and upgrades. Council Member Richardson seconded the motion, and Council unanimously passed the motion. Council also held consensus to challenge staff to identify an additional \$5-10K to use with the additional surplus funds for a Blair Mill Park Master Plan.

7. Public Safety Camera System  
A. Camera System Proposal

Police Chief Dennis Franks explained a new program, C.R.I.M.E. (Crime Reduction & Investigative Monitoring Equipment), and requested it allow Staff to install public safety cameras at five strategic locations within the Town limits as a part of the new program that would utilize high-resolution cameras to store vehicles and suspect information only accessible by the Stallings Police Department using \$86,254 Police Asset Forfeiture Funds to purchase the cameras for the program. The presentation about this program is attached to these minutes and therefore incorporated herein.

A motion was made by Council Member Ayers to waive the informal bidding process for this item. Council Member Hall seconded the motion to which Council approved unanimously.

Council Member Wojtowicz motioned to purchase cameras for the new C.R.I.M.E. program at a cost of \$86,254 using Police Asset Forfeiture Funds. The motion was passed unanimously by Council after a second from Council Member Ayers.

B. Amended Budget Ordinance 5 – Police Department Cameras

Council Member Ayers made the motion to approve *Amended Budget Ordinance 5 – Police Department Cameras*. The motion was passed unanimously after a second from Council Member Hall. The *Amended Budget Ordinance 5 – Police Department Cameras* is attached to these minutes and therefore incorporated herein.

7.C. CRTPO Board Memorandum of Understanding (MOU) Update

As the CRTPO Board Stallings Council Liaison, Council Member Richardson explained CRTPO Board Memorandum of Understanding (MOU) highlighting the following:

- Three counties wide organization with the task of spend federal highway fund dollars for the years.
- Every ten years, the MOU was revisited due to population number changes which directly affects voting weight and cost of participating.
- The updated MOU changed:
  - Weighted vote provision
  - \$7000 dues for 2024 for Stallings (due to change in population base; not a tax)
- If the MOU was not approved, Stallings would come out of CRTPO and not participate in regional federal grant opportunities.
- Cost/dues would change every ten years based on population.

Council Member Ayers made the motion to approve the CRTPO Board Memorandum of Understanding (MOU) Update. Council unanimously approved the motion after a second on Council Member Hall.

7.D. Vendor/Sponsor Policy at Stallings Fest

Town Manager Sewell reminded Council that on June 10, it had directed to Staff to create a policy on governmental agencies booths at events and bring it back to Council for consideration. In addition, until the policy was approved, no booths would be allowed for such groups as was the current practice. Assistant Town Manager reviewed a timeline of a request from a resident who wished to have a voter registration booth on the behalf of the Union County Board of Elections at Stallings Fest on the

following Saturday. To date, the Union County Board of Elections had not requested a booth at the event.

Council Wojtowicz made a motion to not allow Government entities at Stallings Fest 2024 and continue with current policy until a policy revision could be created and vetted through Council. The motion passed by a unanimous vote of Council after a second by Council Member Ayers.

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

Council Member Hall made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) inviting Engineering Director Parker into the session. The Council unanimously approved the motion after a second from Council Member Ayers.

*Council recessed into closed session at 8:32 p.m. and reconvened in open session at 9:23 p.m.*

9. Adjournment

Council Member Hall moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 9:23 p.m.

Approved on October 15, 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