



**April 11, 2022**  
 Stallings Government Center  
 321 Stallings Road  
 Stallings, NC 28104  
 704-821-8557  
[www.stallingsnc.org](http://www.stallingsnc.org)

## Town Council Agenda

	Time	Item	Presenter	Action Requested/Next Step
	7:00 p.m.	Invocation Pledge of Allegiance Call the Meeting to Order	Wyatt Dunn, Mayor	NA
	7:05 p.m.	Public Comment	Wyatt Dunn, Mayor	NA
1.	7:15 p.m.	<b>Consent Agenda</b> <b>A. Minutes from the following meetings:</b> (1) 02-28-2022 – special (2) 02-28-2022 (3) 02-28-2022 – closed (4) 03-14-2022 (5) 03-28-2022	Wyatt Dunn, Mayor	Approve Consent Agenda <i>(All items on the Consent Agenda are considered routine, to be enacted by one motion. If a member of the governing body requests discussion on of an item, the item will be removed from the Consent Agenda and considered separately.)</i>  <b>Motion:</b> I make the motion to: 1) Approve the Consent Agenda as presented; or 2) Approve the Consent Agenda with the following changes: _____
2.	7:17 p.m.	<b>Reports</b> <b>A. Report from Mayor</b> <b>B. Report from Council Members/Town Committees</b> <b>C. Report from Town Manager/Town Departments</b>	Council and Staff	NA
3.	7:45 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve agenda as written. <i>(ADD, IF APPLICABLE: with changes as described by Mayor Dunn)</i>  <b>Motion:</b> I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: _____
4.	7:50 p.m.	<b>Parks and Recreation</b> <b>A. Stallings Fest direction – fireworks, amusements, etc.</b> <b>B. Privette Park</b> <b>C. Christmas Tree</b>	Ashley Platts, Parks and Recreation Director	Consideration of items
5.	8:20 p.m.	<b>ARPA Funds</b> <b>A. Grant Project Ordinance</b>	Erinn Nichols, Assistant Town Manager	Consideration of items

		<b>B. Schedule additional discussion at May 9 meeting</b>		
<b>6.</b>	<b>8:25 p.m.</b>	<b>Historical Committee Application Consideration</b>	Wyatt Dunn, Mayor	Consideration of application
<b>7.</b>	<b>8:30 p.m.</b>	<b>Adjournment</b>	Wyatt Dunn, Mayor	Motion to adjourn

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

The Town Council of the Town of Stallings met for a special meeting on February 28, 2022 at 5:00 p.m. Zoom, a virtual electronic platform, due to the North Carolina declared state of emergency because of COVID-19. Public could access the meeting via phone (1-646-558-8656), web link (<https://us06web.zoom.us/j/82046216590?pwd=NHRyM3JuY3pyUVA4MTBNTlhrb0dUQT09>) or the Zoom app (Meeting ID: 820 4621 6590; Password: 611886).

Those present and visible on camera were: Mayor Wyatt Dunn; Mayor Pro Tempore David Scholl; Council Members Steven Ayers, Taylor-Rae Drake, Heather Grooms, Graham Hall, and Brad Richardson.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; and Max Hsiang, Town Planner.

1. Call the meeting to order

Mayor Dunn called the meeting to order.

2. DFI Contract Proposal

Town Manager Sewell reminded the Council that its top scoring priority was a downtown creation. Therefore, the Town was interested in partnering with Development Finance Initiative (DFI), in the economic development program with UNC School of Government, for downtown assessment services.

*Council Member Taylor-Ray Drake joined the meeting at 5:04 p.m.*

DFI Representatives Marcia Perritt, Associate Director, and Eric Thomas, Senior Project Manager, joined the Council virtually to explain and answer questions about the DFI Contract Proposal for the Town of Stallings for downtown creation for Phase I Feasibility Assessment. Ms. Perritt explained DFI was specially for local governments to help their downtown development goals. DFI proposed a Phase I Feasibility Analysis for the Town of Stallings which would include site analysis, market analysis, and high-level market feasibility analysis. At the end of Phase I, the Town would receive a menu of options regarding what was possible with current financial conditions. If the Town picked an option, DFI could

assist with Phase 2 to attract a private development partner and negotiate an agreement. Phase 1 had a six-month timeline.

Mr. Thomas gave the Council examples of other communities with which DFI had worked. Council then engaged the DFI Representatives in questions. Mr. Thomas further explained that the contract was a flat fee and then DFI would receive a 1% fee from the private sector if the Town received a contract from a developer.

3. Adjournment

Council Member Scholl made the motion to adjourn the meeting. The motion was seconded by Council Member Hall and was passed unanimously by the Council. The meeting was adjourned at 5:53 p.m.

Approved on \_\_\_\_\_, 2022.

\_\_\_\_\_  
Wyatt Dunn, Mayor

\_\_\_\_\_  
Erinn E. Nichols, Town Clerk

Approved as to form:

\_\_\_\_\_  
Cox Law Firm, PLLC

**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 February 28, 2022, via Zoom, a virtual electronic platform, due to the North Carolina declared state of emergency because of COVID-19. Public could access the meeting via phone (1-646-558-8656), web link (<https://us06web.zoom.us/j/85036954022?pwd=YlJxKzRSU0MzZ0c4YjlyYTJVUTVvZz09>) or the Zoom app (Meeting ID: 850 3695 4022; Password: 089624).

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

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Matthew West, Planner I; Marsha Gross, Finance Officer; Ashley Platts, Parks and Recreation Director; Brian Price, Public Works Director; and Mac McCarley, Planning 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

No one joined the meeting who wished to give public comment.

1. Agenda Approval

Council Member Scholl requested adding the following items to Agenda Item 7, *Planning Board*

*Items:*

- Ordinance to Amend the Duties and Responsibilities of the Planning Board
- Text Amendment 32.16 – Service on Town Boards and Committees
- Removal of Planning Board Member

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

2. RZ21.10.01 – 3845 Matthews-Indian Trail Rd, Parcel #07102010C, MU-2 to C-74

Planner 1 Matthew West explained this was an application for a rezoning submitted by Montes Electric to be rezoned from MU-2 to C-74 on Matthews-Indian Trail Road and 2.87 acres which was vacant. Mayor Dunn then opened the public hearing. Mr. West's Staff Report is attached to these minutes and therefore incorporated herein. The Planning Board recommended approval despite staff finding it to be inconsistent with the Land Use Plan.

Clerk's Note: Council Member Drake arrived at 7:08 p.m.

Applicant Dom Santilli explained he would like to expand his electrical contracting business. Mayor Dunn then closed the public hearing.

Council Member Scholl made the motion to deny RZ21.10.01 – 3845 Matthews-Indian Trail Rd, Parcel #07102010C to which Council Member Richardson seconded. The motion was passed unanimously by the Council.

Mayor Dunn then read the Statement of Consistency and Reasonableness into the record noting it was compatible with the existing development but incompatible with the Comprehensive Land Use Plan. Council Member Richardson made the motion to approve the Statement of Consistency and Reasonableness for RZ21.10.01 – 3845 Matthews-Indian Trail Rd, Parcel #07102010C denying the request. The motion was passed unanimously by the Council after a second from Council Member Hall. The Statement of Consistency and Reasonableness for RZ21.10.01 – 3845 Matthews-Indian Trail Rd, Parcel #07102010C is attached to these minutes and therefore incorporated herein.

3. RZ21.12.01 – 1149 Stallings Rd, Parcel #07126209

Mayor Dunn opened the public hearing. Planner 1 Matthew West then explained this was an application for rezoning submitted by An Duc K and Nguyen Nguyen to be rezoned from SFR-3 to MU-1 with the property located on Stallings Road. Mr. West's Staff Report is attached to these minutes and therefore incorporated herein. The Planning Board recommended approval of this application.

Applicant An Duc K explained that his wife would like to turn the house into a small beauty shop. Mayor Dunn then closed the public hearing.

Council Member Richardson made the motion to approve RZ21.12.01 – 1149 Stallings Rd, Parcel #07126209. Council Member Grooms seconded the motion. The motion passed by a 5 to 1 vote with Council Member Hall opposing.

Mayor Dunn then read the Statement of Consistency and Reasonableness for RZ21.12.01 – 1149 Stallings Rd, Parcel #07126209 into the record. Council Member Scholl made the motion to approve the Statement of Consistency and Reasonableness for RZ21.12.01 – 1149 Stallings Rd, Parcel #07126209. The motion was passed after a second from Council Member Drake by a 5 to 1 vote with Council Member Hall opposing. The Statement of Consistency and Reasonableness for RZ21.12.01 – 1149 Stallings Rd, Parcel #07126209 is attached to these minutes and therefore incorporated herein.

#### 4. CZ21.09.01 – Bailey Mills Expansion

Mayor Dunn opened the public hearing. Town Planner Max Hsiang explained this was a conditional zoning request by Impact LLC for 23 Town homes adjacent to the Bailey Mills Townhome Subdivision. Mr. Hsiang's Staff Report for CZ21.09.01 – Bailey Mills Expansion is attached to these minutes and therefore incorporated herein.

Staff recommended the following conditions:

- All permits required by Federal, State or Local governments must be issued.
- One Homeowner's Association for both Bailey Mills and the expansion.
- Architecture be in harmony with the Bailey Mills Subdivision.
- Widen alley access along the Hendrick Automotive side for Bailey Mills and the Expansion to comply with Town acceptance standards notwithstanding the Bailey Mills Development Agreement.

The Planning Board recommended approval with the following conditions:

- Type A buffer between lots 9-19 and type C with 6-foot-high composite fence material with plantings inside.
- Front yard setback is to be 12 ft to be consistent with Bailey Mills and the front yard setback from lots 9-19 with the street-facing the garage can be 21 ft.
- The street in front of lots 9-19 to meet town standards for a public street and the alley from street A Bailey Mills to the new street to meet pavement width of town standard.
- Support of all staff recommendations presented at the Planning Board meeting.

Applicant Ty Matthews explained the site became available after the Bailey Mills site and the ordinance requirements had changed between the timing of the two sites. The applicant wished for all the requirements be the same between the same sites.

Mayor Dunn closed the public hearing. Council decided to table a decision on this item until March 14, 2022.

5. Closed Session pursuant to NCGS 143- 318.11(a)(3)

Council Member Scholl made a motion to go into closed session pursuant to NCGS 143-318.11(a)(3), invited Interim Town Engineer Bo Conerly being invited into the session. The motion was passed unanimously by the Council after a second from Council Member Hall.

*Council went into closed session at 8:27 p.m. and reconvened in open session at 8:36 p.m.*

6. Twin Pines

A. Phase 1 Approval

Interim Town Engineer Bo Conerly explained the purpose of item was to inform the Council of the issue behind 1004 Twin Pines Drive. The Town and a geotechnical engineer had reviewed the area and provided a solution to stop the erosion control in the area at a cost of \$95,000. Mr. Conerly's memo regarding this item is attached to these minutes and therefore incorporated herein.

Council Member Richardson made the motion to approve the Twin Pines Erosion Remediation project - Phase I with a budget of \$95,000. The motion was passed unanimously by Council after a second from Council Member Grooms.

B. Phase 2 Engineering Work Approval

Interim Town Engineer Bo Conerly explained the purpose of item was to inform the Council of the Twin Pines Lot Flooding Improvements project located in the stream behind 1006, 1008, and 1012 Twin Pines Drive which was experience extreme flooding during any rain event. Mr. Conerly's memo regarding this item is attached to these minutes and therefore incorporated herein.

Council Member Ayers made a motion to forward with the Twin Pines Lot Flooding Improvement project with an estimated budget of \$120,000 and approve using Stormwater Fund Reserves to cover the engineering and permitting costs. Council Member Hall seconded the motion to which Council approved unanimously.

Council Member Scholl made the motion approve the Resolution for an Exemption to the Mini-Brooks Act by resolution to continue using W.K. Dickson for the design and permit coordination tasks associated with this project. Council unanimously approved this motion after a second from Council Member Hall. This resolution is attached to these minutes and therefore incorporated herein.



## 7. Planning Board Items

### A. Planning Board Application Consideration

Council tabled this item until a future meeting.

### B. Ordinance to Amend the Duties and Responsibilities of the Planning Board

Planning Attorney McCarley brought ordinances into compliance with each other for the duties and responsibilities of the Planning Board and updated the Code of Ordinance for the duties and responsibilities of the Planning Board.

Council Member Scholl made a motion to approve sending the Ordinance to Update the Duties and Responsibilities of the Stallings Planning Board to Match the Provisions of the Chapter 160D of the North Carolina General Statutes to the Planning Board for review. Council Member Hall seconded the motion to which Council unanimously approved.

### C. Text Amendment 32.16 - Service on Town Boards and Committees

Planning Attorney McCarley explained this added a new provision to the Code of Ordinances stating that citizens appointed to the Town's board and committees that were not regulated by state statutes would serve at the pleasure of the Council.

Council Member Scholl made a motion to approve Text Amendment 32.16 - Service on Town Boards and Committees. The motion was seconded by Council Member Grooms which was approved unanimously Council.

Mr. McCarley's memo highlighting this change is attached to these minutes and therefore incorporated herein.

### D. Removal of a Planning Board Member

Council Member Scholl made the motion to remove Planning Board Chairman Bob Ragon from the Planning Board Membership. Council Member Hall seconded the motion. The motion failed by a 2 to 4 vote with Council Members Ayers, Grooms, Drake, and Richardson opposing.

## 8. Finance Items

### A. Financial Report

Finance Officer Gross presented the Council with the Quarterly Financial Report. This report is attached to these minutes and therefore incorporated herein.

### B. Tentative FY22-23 Budget Schedule

Finance Office Gross presented the Council with a tentative budget meeting schedule. Council held consensus to let Ms. Gross or Mr. Sewell know if there were any issues.

## 9. DFI Contract

Town Manager Sewell reminded the Council that its top scoring priority was a downtown creation. Therefore, the Town was interested in partnering with Development Finance Initiative (DFI), in the economic development program with UNC School of Government, for downtown assessment services.

Council Member Richardson made a motion to partner with Development Finance Initiative (DFI) for Phase One of the Downtown Assessment Services at a flat rate of \$74,400. The motion was passed unanimously by the Council after a second from Council Member Scholl.

## 10. U-5112 – Potter/Pleasant Plains Intersection

Town Manager Sewell explained that the NC OBSM \$1.6M grant the Town received would not be able to be used for the U-5112 – Potter/Pleasant Plains Intersection. He noted that the cost of the intersection improvements had grown significantly. Mr. Sewell's complete memo on this item is attached to these minutes and therefore incorporated herein.

Council held consensus to have staff pursue statewide contingency funds to assist in funding U-5112 – Potter/Pleasant Plains Intersection. Council also held consensus in its interest in having NCDOT take over the intersection project as a part of the NCDOT's larger Old Monroe Road project.

## 11. Annual Retreat – Follow-up Priorities and Action Strategies

Town Manager Sewell reviewed the priorities and action strategies that were the outcome of the Council's Annual Retreat.

Council Member Ayers made a motion to approve the FY22-23 Town Priorities and Action Strategies. The motion was supported by Council after a second from Council Member Richardson. The FY22-23 Town Priorities and Action Strategies is attached to these minutes and therefore incorporated herein.

12. Balanced Scorecard – Mid-Year Report

Town Manager Sewell explained he had submitted the Balance Scorecard – Mid-Year Report. This report is available on the Town’s website.

Chief Franks gave a shout out to the police officers for handling the crime situation in Stallings over the weekend.

13. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at 10:21 p.m.

Approved on \_\_\_\_\_, 2022.

\_\_\_\_\_  
Wyatt Dunn, Mayor

\_\_\_\_\_  
Erinn E. Nichols, Town Clerk

Approved as to form:

\_\_\_\_\_  
Cox Law Firm, PLLC

**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 14, 2022, 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, Heather Grooms and Brad Richardson.

Those absent were: Council Members Taylor-Rae Drake and Graham Hall.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Brian Price, Public Works Director; 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. Approval of Consent Agenda Items

A. Minutes of the following meetings:

- (1) 02-12-22 – special
- (2) 02-14-22

Council Member Richardson made the motion to approve the Consent Agenda Items as presented. The motion was seconded by Council Member Ayers which passed unanimously by Council.

2. Reports

A. Report from the Mayor

Mayor Dunn reported that he spoke with NCDOT about Stevens Mill repaving and it would be done in April at night.

B. Reports from Council Members/Town Committees

Council Member Grooms has no report.

Council Member Ayers reported that at the WUMA meeting the new library fundraising of \$1.1 million was discussed and some funds had begun to come in. Donut holes around municipalities and the upcoming Weddington development Weddington Greens was also discussed.

Council Member Scholl and Richardson had no reports.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- Budget process – First skeleton draft to Council in mid-April
- NCDOT landscape plan for Atrium Hospital had been received and staff was reviewing.
- Staff was working on using room in the Evidence Storage Room for an exercise space by staff. More information would come back to Council.

3. Agenda Approval

Council Member Scholl made the motion to approve the Agenda as presented. The motion was seconded by Council Member Richardson and passed unanimously by Council.

4. CZ21.09.01 – Bailey Mills Expansion

*Recessed from 02-28-2022*

Council Member Richardson made the motion recess this item until the 03-28-2022 Council Meeting. The motion passed unanimously by Council after a second from Council Member Ayers.

5. American Rescue Plan Act (ARPA)

Assistant Town Manager Nichols presented the Council with information on the American Rescue Plan Act (ARPA) and the funds the Town had received as a part of that Act. Ms. Nichols presentation is attached to these minutes and therefore incorporated herein.

Council Member Grooms made the motion to accept the APRA Grant Funds and approve the use as revenue replacement as allowed by the Final Rule of the US Treasury. Council Member Ayers seconded the motion, and the Council passed the motion unanimously.

6. 2022 Committee Re-appointments

Council Member Scholl made the motion to reappoint Jill Reed to the Historical Committee and Richardson Widmann to the Stormwater Advisory Committee with terms ending 03-31-2024. The motion received Council Members unanimous support after a second by Council Member Grooms.

Council Member Ayers from the motion to reappoint Planning Board David Barnes and Jacqueline Wilson with terms ending 03-31-2025. Council Member Grooms seconded the motion with passed unanimously by Council.

Council Member Richardson made a motion to appoint Ryan Awaldt to Planning Board. The motion died for lack of a second.

Council requested staff research other municipalities Planning Boards' membership requirements.

7. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at 7:38 p.m.

Approved on \_\_\_\_\_, 2022.

\_\_\_\_\_  
Wyatt Dunn, Mayor

\_\_\_\_\_  
Erinn E. Nichols, Town Clerk

Approved as to form:

\_\_\_\_\_  
Cox Law Firm, PLLC

**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 28, 2022, 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, Heather Grooms, Graham Hall and Brad Richardson.

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; Marsha Gross, Finance Officer; Brian Price, Public Works Director; Ashley Platts, Parks and Recreation Director; and Mac McCarley, Planning Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

No one was present to give public comment.

1. Agenda Approval

Council Member Richardson made the motion to approve the Agenda as presented. The motion was seconded by Council Member Scholl and passed unanimously by Council.

2. CZ21.09.01 – Bailey Mills Expansion

*Recessed from 03-14-2022*

Planning Director Hsiang reviewed the conditional zoning request with the Council reminding them it was conditional zoning request by Impact LLC for 23 Town homes adjacent to the Bailey Mills Townhome Subdivision. The applicant has submitted a revised site plan for the project which widen a road based on Council's request. Mr. Hsiang reviewed the six suggested conditions:

1. The development meet the standards of the submitted concept site plan.
  - a. Including:
    - i. Density limit increase from 6 units/acre to 13 units/acre.
    - ii. Open space decreased to 3.9% total open space from 10% total open space.

- iii. Reduced buffers from Type A 40' buffer around the entire site to Type C buffer along the Good News Church Building with 6-foot-high composite fence material with landscaping inside.
  - iv. Allow no more than 23 Townhomes.
2. One Homeowner's Association for both Bailey Mills and the expansion.
  3. Architecture be in harmony with the Bailey Mills Subdivision.
  4. All permits required by Federal, State or Local governments must be issued.
  5. The Hendrick area will be acquired and owned by the developer and the developer will build the sidewalk before the Town issues any permits.
  6. The Union County Fire Marshal to give written approval to the developer before construction document approval by the Town.

Applicant Ty Matthews agreed to build the sidewalk listed on the project. Council Member Richardson made the motion to approve CZ21.09.01 – Bailey Mills Expansion with the conditions as stated above. Council Member Scholl seconded the motion. The motion passed by a 4 to 1 vote with Council Member Grooms opposing.

Council Member Richardson made a motion to approve the Statement of Consistency and Reasonableness for CZ21.09.01 – Bailey Mills Expansion. The motion was passed unanimously by Council after a second from Council Member Hall. The Statement of Consistency and Reasonableness for CZ21.09.01 – Bailey Mills Expansion is attached to these minutes and therefore incorporated herein.

### 3. Table of Uses Text Amendment for MU1 & 2 and IND

Planning Director Hsiang reminded the Council that under Council direction staff reviewed the Table of Uses 8.1 in Article 8 of the Stallings Development Ordinance by zoning district and bring proposed changes periodically to the Council. During the review of the allowed uses, staff noticed redundancies and inconsistencies between the complete list of uses and allowed and not-allowed uses. The proposed updates reduce redundancy and align with the intent of the Comprehensive Land Use Plan and Small Area Plans. The review focused on the MU-1, MU-2, and IND districts and amends a few other zoning districts. Mr. Hsiang's memo outlining the changes is attached to these minutes and therefore incorporated herein.

Mayor Dunn opened the public hearing. No one was present to speak at the public hearing. Mayor Dunn then closed the public hearing.

Council Member Richardson made the motion to approve TX22.01.01 – Table 8.1: Update - Table of Uses Text Amendment for MU1 & 2 and IND. The motion was approved unanimously by Council after a second from Council Member Grooms.



Council Member Richardson made the motion to approve the Statement of Consistency and Reasonableness for TX22.01.01 – Table 8.1: Update to which Council Member Ayers seconded the motion. The motion received Council’s unanimous support. The Statement of Consistency and Reasonableness for TX22.01.01 – Table 8.1: Update is attached to these minutes and therefore incorporated herein.

*Planning Attorney McCarley left the meeting at 7:39 p.m.*

4. Amended Budget Ordinance – Police Car

Finance Officer Gross reminded the Council that at a previous Council meeting, Council voted and agreed to allow for the purchase of a vehicle up to \$40,000 using asset forfeiture funds. Since then, the Police Department was able to find a suitable vehicle for \$35,000. This amendment shifted available funds with the Police Department to cover the purchase of the vehicle.

Council Member Grooms made the motion to approve the Amended Budget Ordinance 2 – Police Car. Council Member Hall seconded the motion to which the Council approved unanimously. The Amended Budget Ordinance 2 – Police Car is attached to these minutes and therefore incorporated herein.

5. Local Government SCIF Grant

Town Manager Sewell reminded the Council that the Town sought \$1.6 million from the State to help offset the estimated budget deficit on the Potter-Pleasant Plains intersection project (U-5112). Recently the state had provided a grant agreement that would presumably allow the Town to use the \$1.6 million to reimburse itself for part of the purchase price of 2725 Old Monroe Road. This would presumably free up \$1.6 million in equivalent funds that could be used for the Potter-Pleasant Plains intersection project or any other purpose the Town Council deems appropriate. Mr. Sewell’s memo regarding this topic is attached to these minutes and therefore incorporated herein.

Council Member Scholl made the motion to allow staff to use \$1.6M for reimbursement of the purchase of 2725 Old Monroe Road and authorized staff to take necessary action including executing a contract with the State contingent on Town Attorney approval. The motion was seconded by Council Member Richardson and passed unanimously by Council.

Council Member Hall made the motion to allow staff to use the equivalent \$1.6 million in funds towards Potter/Pleasant Plains intersection and directing staff to pursue combining that project with the Old Monroe Road project with NCDOT. The motion received Council's unanimously approval after a second from Council Member Ayers.

6. Closed Session pursuant to NCGS 143-318.11(a)(3) - Lawsuit 21-CVS-1237

Council Member Scholl made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) - Lawsuit 21-CVS-1237 and invite Andy Santaniello into the closed session. The motion was passed unanimously by the Council after a second from Council Member Grooms.

*Council went into closed session at 7:55 p.m. and reconvened into open session at 8:39 p.m.*

Mayor Dunn reported that he and the Mayor of Indian Trail would be sponsoring a National Day of Prayer Event on May 5 in Stallings Municipal Park at 6:00 p.m.

7. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 8:40 p.m.

Approved on \_\_\_\_\_, 2022.

\_\_\_\_\_  
Wyatt Dunn, Mayor

\_\_\_\_\_  
Erinn E. Nichols, Town Clerk

Approved as to form:

\_\_\_\_\_  
Cox Law Firm, PLLC



# MEMO

To: Stallings Town Council  
From: Ashley Platts, Parks & Recreation Director  
Via: Alex Sewell, Town Manager  
Date: April 5, 2021  
RE: **Stallings Fest 2022**

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## Background/Issue:

The Town's annual premiere event, Stallings Fest, is scheduled for Saturday, October 22, 2022, at Stallings Park. To finalize our planning process, we need input from Council in two important areas:

### 1) **Fireworks**

Determining If we have fireworks at this event will help us make decisions in three key areas: final budget allocations b) timeframe for event c) logistical concerns (e.g. parking, layout, property owner permission, fire permit, noise ordinance, etc.)

Staff Recommendation: Fireworks cost have dramatically increased in the last few years due to transportation and logistical market demand. Staff believe funds would be better allocated to other key areas such as entertainment, expanding booths and community outreach/engagement opportunities rather than a short firework show. Staff also recommends considering adding fireworks back for the 50<sup>th</sup> anniversary in 2025.

Estimated Cost: \$2,000 per minute - \$5,000 minimum

### 2) **Amusements**

Amusements have traditionally been most of the budgeted expenditures for Stallings Fest (just behind fireworks). One concern staff has encountered is the availability of affordable amusements for season of our event. Another concern is the safety and inspection records of the amusements themselves. In NC and SC amusements are not regulated by an individual organization but are handled by the same small group of DOL individuals who inspect elevators.

Staff Recommendation: Expand ground acts and other forms of entertainment rather than powered amusements. This ensures a steady flow through the event rather than a "stay and play all day" mentality which also mitigates our parking struggles in the downtown area. This will also allow us to expand and utilize the tennis court areas of the park unlike other Stallings Fest events in prior years.

Estimated Cost:                      2018 - \$16,000                      2022 - \$25,500

**Requested Actions:**

Staff seeks Council's guidance on pivotal planning decisions for this year's Stallings Fest.

- 1) Advise staff on Council's preference regarding fireworks at this year's Stallings Fest.  
Yes/No
- 2) Advise staff on Council's preference regarding amusements at this year's Stallings Fest.
  - a. Yes - amusements
  - b. No - amusements



# MEMO

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To: Town Council  
From: Ashley Platts, Parks & Recreation Director  
Via: Alex Sewell, Town Manager  
Date: April 5, 2020  
RE: **Park Property at 3900 Privette Rd**

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## **Background**

The Town acquired the property through a nuisance abatement with future intention of conversion into functional park property. Until a determinable use could be identified, Council allocated a placeholder of \$5,000 in the Parks budget for future development.

The Public Safety and Parks and Recreation Committee developed a community survey with over 75 participants in the Springhill community that identified the following:

- a) 100% of surveyed citizens supported having a park in the Springhill community
- b) 100% said they would use the park at least twice a month with 50% indicating they would have at least weekly usage
- c) The top requested amenities were: Playground equipment and a Picnic area
- d) Citizens requested support from the Town for National Night Out, movie nights, and community cookouts
- e) All of those polled live in the Town limits, with 75% residing in the area more than 5 years and 44% residing in the area for more than 10 years

Survey results were taken into consideration and both a singular project and phased approach were developed for Council's consideration. After a delay in committee meetings due to COVID-19, the proposed layouts were reviewed by the Parks and Recreation committee and are ready for Council review.

## **Current Status**

Phase 1 of the project was designed to include a double swing set, benches, trash cans, and to meet ADA and safety compliance with an approximate budget of \$15,000.

The entire project is estimated to cost around \$50,000 to include fencing if completed in one phase. Materials and mobilization costs increase if the project is broken into multiple phases.

## **Potential Funding Sources**

The Vickery portion of the Blair Mill Greenway was funded primarily with fee-in-lieu of parklands restricted funds in FY22 budget - \$427,000, with the remaining \$123,000 coming from appropriated funds. During FY22 we added an additional \$82,336 in fee-in-lieu of park funds that could fund this project with the remainder of the funds going to the Blair Mill Greenway reducing the total use of appropriated funds required for the project.

Additionally, we project departmental budget savings of \$47,700 in fiscal year FY22, some of which we propose using to fund the purchase of a new Christmas tree to replace the damaged one. Remaining funds will also be available to use for this project or to offset the appropriated fund usage for the Greenway.

**Actions Requested**

- 1) Direct staff on Council's desire for either phased or singular project.
- 2) Direct staff on Council's preferred funding source



# MEMO

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To: Mayor and Council  
From: Erinn Nichols, Assistant Town Manager/Town Clerk  
Via: Alex Sewell, Town Manager  
Date: 04-06-2022  
RE: **Agenda Item 5 - ARPA Funds**

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## **Agenda 5.A.**

At the 03-14-2022 Council Meeting, Council approved using the \$5,145,370.24 the Town will receive in ARPA Funds as Revenue Replacement. The Grant Project Ordinance formalizes this decision and provides a documentation for staff to use in the Federal reporting requirements.

Staff is requesting Council approve the Grant Project Ordinance.

## **Agenda 5.B.**

Staff suggests that Council plan to discuss how Council would like to use the freed up revenue (due to the ARPA revenue replacement) at either the special budget meeting scheduled for May 9 or have this topic as an Agenda Item on the May 9 Regular Council Meeting Agenda.



## Grant Project Ordinance for the Town of Stallings American Rescue Plan Act of 2021: Coronavirus State and Local Fiscal Recovery Funds

**BE IT ORDAINED** by the Town Council of the Town of Stallings, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

**Section 1:** This ordinance is to establish a budget for a project to be funded by the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021 (ARP/CSLFRF). The Town of Stallings (Town) has received the first tranche in the amount of \$2,572,685.12 of CSLFRF funds. The total allocation is \$5,145,370.24, with the remainder to be distributed to the Town within 12 months. These funds may be used for the following categories of expenditures, to the extent authorized by state law.

1. Support public health expenditures, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff;
2. Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector;
3. Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic;
4. Provide premium pay for essential workers, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors; and,
5. Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.

**Section 2:** The Town has elected to take the standard allowance, as authorized by 31 CFR Part 35.6(d)(1) and expend all its ARP/CSLFRF funds for the provision of government services.

**Section 3:** The following amounts are appropriate for the project and authorized for expenditure:

Internal Project Code	Project Description	Expenditure Category (EC)	Cost Object	Appropriation of ARP/CSLFRF Funds
001	Law enforcement services for period of July 1, 2022 through December 31, 2024	6.1	Salaries and Benefits	\$5,145,370.24
	<b>TOTAL</b>			<b>\$5,145,370.24</b>



**Section 4:** The following revenues are anticipated to be available to complete the project:

<b>ARP/CSLFRF Funds:</b>	\$5,145,370.24
<b>General Fund Transfer:</b>	\$0
<b>Total:</b>	\$5,145,370.24

**Section 5:** The Finance Officer is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency and the grant agreements, including payroll documentation and effort certifications, in accordance with 2 CFR 200.430 & 2 CFR 200.431 and the Town's Uniform Guidance Allowable Costs and Cost Principles Policy.

**Section 6:** The Finance Officer is hereby directed to report the financial status of the project to the governing board on a quarterly basis.

**Section 7:** Copies of this grant project ordinance shall be furnished to the Budget Officer, the Finance Officer and to the Clerk to Town Council.

**Section 8:** This grant project ordinance expires on December 31, 2026, or when all the ARP/CSLFRF funds have been obligated and expended by the Town, whichever occurs sooner.

Adopted this is the 11<sup>th</sup> day of April, 2022.

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Wyatt Dunn, Mayor

Attest:

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Erinn Nichols, Town Clerk

Approved as to form:

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Cox Law Firm, PLLC