

**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 May 22, 2023, 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, Taylor-Rae Drake, 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; Patrick Blaszyk, Planning Technician; Kevin Parker, Town Engineer; Jamie Privuznak, Finance Officer; Eunice McSwain, Parks and Recreation Director; Karen Reid, Human Resources 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 Drake 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. Approval of Consent Agenda Items

- A. ABO 16 – Insurance Proceeds
- B. ABO 17 – Sanitation – New Homes
- C. ABO 18 – K9 Lily Medical Procedures
- D. ABO 19 – CALEA Grant Award
- E. ABO 20 – P3 Construction Agreement
- F. Union County’s Community Development Block Grant (CDBG) Approval Letter

Town Manager Sewell requested moving Agenda Item 1.E., *ABO 20 – P3 Construction Agreement*, to Agenda Item 5.A. Council Member Richardson made the motion to approve the Consent Agenda Items with the above requested change. The motion was seconded by Council Member Scholl which passed unanimously by Council. *ABO 16 - Insurance Proceed*, *ABO 17 - Sanitation – New Homes*, *ABO 18 - K9 Lily Medical Procedures*, and *ABO 19 - CALEA Grant Award*. are attached to these minutes and are therefore incorporated herein.

2. Agenda Approval

Mayor Dunn requested adding Agenda Item. 2.A. as *KW Commercial and Agenda Item* and 5.B. as *CRTPO Request – Idlewild Road*. Council Member Scholl made the motion to approval the Agenda. The motion was seconded by Council Member Grooms and passed unanimously by Council.

2.A. KW Commercial Introductions

Matthew Hagler, Scott Stevens, and Scott Greene from KW Commercial introduced themselves to Council and thanked the Council for a potential relationship.

3. TX23.04.01 – Biltong, Jerky, and Similar Meat Production, and Distribution

A. To allow the use of biltong, jerky, and similar meat production, and distribution into the Industrial (IND) zoning district

Planning Technician Patrick Blaszyk explained this was a request to allow the use of biltong, jerky, and similar meat production, and distribution into the Industrial (IND) zoning district. Mayor Dunn opened the public hearing. Mr. Blaszyk' s presentation to the Council is attached to these minutes and therefore incorporated herein.

Applicant Dawid Joubert addressed the Council and informed them that he would be producing biltong. He was the first plant in the world to produce this product. He sold the plant and company in 2018. Mr. Joubert wanted to start the company again as he was no longer under a no-compete clause.

Mayor Dunn then closed the public hearing. Council Member Ayers made the motion to approve TX23.04.01 – Biltong, Jerky, and Similar Meat Production, and Distribution. The motion was approved unanimously by Council after a second from Council Member Grooms.

B. Statement of Consistency and Reasonableness

Mayor Dunn read the statement into the record stating that the text amendment was consistent and reasonable with Stallings Land Use Plans. The motion was made by Council Member Scholl to adopt the Statement of Consistency and Reasonableness for TX23.04.01. Council Member Drake seconded the motion to which the Council approved unanimously. The Statement of Consistency and Reasonableness for TX23.04.01 is attached to these minutes and therefore incorporated herein.

4. TX23.04.02

A. To request General Contractor's Office with fenced outdoor storage into the US-74 Commercial (C-74) zoning district with Outdoor Storage supplemental regulations (S10.1-36)

Mayor Dunn opened the public hearing. Planning Director Hsiang then explained to the Council this was a request allow General Contractor's Office with fenced outdoor storage into the US-74 Commercial (C-74) zoning district with Outdoor Storage supplemental regulations (S10.1-36).

Applicant Tom Crouch with the Moser Group explained to the Council that the Moser Group was bought the property in 2019 when the current tenant ran a junk yard. They did not realize that the current tenant would be storing items outside. A fence would also be constructed to provide additional buffer.

Mayor closed the public hearing. Mayor re-opened the public hearing. More information from the applicant regarding the current tenant's intent to move from the premises. Mayor closed the public hearing again.

Council Member Scholl made the motion to approve TX23.04.02 as presented. Council Member Ayers seconded the motion, and the Council passed the motion unanimously.

B. Statement of Consistency and Reasonableness

The Mayor read the Statement of Consistency and Reasonableness for TX23.04.02 into the record text amendment was consistent and reasonable with Stallings Land Use Plans. The motion to approve the Statement of Consistency and Reasonableness for TX23.04.02 was made by Council Member Scholl and seconded by Council Member Ayers. Council approved the motion unanimously. The Statement of Consistency and Reasonableness for TX23.04.02 is attached to these minutes and therefore incorporated herein.

5. Potter/Pleasant Plains Construction Agreement(s)

Town Manager Sewell reminded the Council of the history surrounding Potter/Pleasant Plains Intersection improvements via a memo he had sent the Council. This memo is attached to these minutes and therefore incorporated herein. The finalized draft of the construction agreement from NCDOT was being presented to the Council. If approved, the Town would issue the final contribution payment to NCDOT for \$1,419,727.21 for the intersection improvements.

Council Member Ayers made the motion to approve entering into the enclosed construction agreement with NCDOT; and authorize the Town Manager to execute and implement the agreement on

the Town's behalf including issuing payment. The motion was seconded by Council Member Scholl to which Council supported unanimously.

5.A. ABO 20 – P3 Construction Agreement

*Original Agenda Item 1.E.*

The motion was made by Council Member Richardson to approve Amended Budget Ordinance 20 – P3 Construction Agreement. Council passed the motion unanimously after a second from Council Member Ayers. *Amended Budget Ordinance 20 – P3 Construction Agreement* is attached to these minutes and therefore incorporated herein.

5.B. CRTPO Request – Idlewild Road

Mayor Dunn explained that CRTPO was reintroducing its plan to expand Idlewild Road to make it a seven-lane road. The last time this plan was proposed to Stallings, the Council denied the plan. CRTPO now wanted confirmation from Council as to whether or not it wished to have the original plan on the State Transportation Improvement Program (STIP).

Town Engineer Parker further explained CRTPO was asking staff for confirmation from the Council on its decision for CRTPO's next meeting.

Council Member Richardson made the motion to have staff convey to the CRTPO that Stallings Council wanted to keep STIP # U-4913B on CRTPO's P7.0 STIP Project List. Council Member Ayers seconded the motion. Council's vote was tied at 3 to 3 with Council Members Scholl, Drake and Grooms opposing. Mayor Dunn broke the tie with a vote against the motion therefore the motion failed.

Council Member Scholl made the motion to suspend the rules in order to add an item to the Agenda. Council Member Ayers seconded the motion and Council approved the motion unanimously.

Council Member Scholl made the motion to add *KW Commercial Broker Agreement* to the Agenda as Agenda Item 5.C. and *Town Hall HVAC* as Agenda Item 5.D. to which Council Member Richardson seconded. The motion passed by a unanimous vote of Council.

5.C. KW Commercial Broker Agreement

Council Member Richardson made the motion authorizing the Manager to go into an exclusive right to lease listing agreement with KW Commercial Realty as the Town's broker for leasing the property at 2725 Old Monroe Road. The motion was seconded by Council Member Scholl to which the Council approved unanimously.

5.D. Town Hall HVAC

Council wished to discuss HVAC design work and RFQ process for HVAC improvements with the Town Attorney.

6. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 8:15 p.m.

Approved on June 12, 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

