

**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 12, 2018, at 7:00 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Pro Tempore David Scholl; Council Members Kathy Heyse, John Martin, Lynda Paxton, Deborah Romanow, and Shawna Steele.

Those absent were: Mayor Wyatt Dunn.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Deputy Town Manager; Captain Tim Harrington; Lynne Hair, Town Planner; Max Hsiang, Planning Technician; Chris Easterly, Town Engineer; and Marsha Gross, Finance Officer.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Pro Tempore Scholl welcomed everyone to the meeting, especially new Town Manager Alex Sewell to his first official meeting from the Town of Stallings. Council Member Martin delivered the invocation. Mayor Pro Tempore Scholl then led the Pledge of Allegiance and called the meeting to order.

Public Comments

Mike Grinell, Anytime Fitness – 5409 Potter Road, was concerned about the Town Ordinance not allowing signs out front of his business establishment. He would like for the sign ordinance to be amended. Mr. Grinell wanted a special amendment for businesses who do not front the main road to allow signs on the main road.

1. Approval of Consent Agenda Items

A. Minutes of the following meetings:

- (1) 11-13-17 - special
- (2) 11-13-17
- (3) 11-13-17 – closed
- (4) 11-27-17
- (5) 12-11-17
- (6) 01-08-18

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

2. Reports

A. Report from the Mayor

Mayor Dunn was not present to give a report.

Mayor Pro Tem Scholl reported that he had been busy working on the review of the Unified Development Ordinance. He had also been involved with the website development which should be completed soon.

B. Reports from Council Members/Town Committees

Council Member Paxton reported that Neil Burke, CRPTO, spoke at the Transportation Advisory Committee (TAC) about how to get a road built in Town. The transportation plan was a 20-year plan with 20 projects in Union County. There was a new pot of money for transportation for low cost/high impact projects. Warren Cooksey, NCDOT, announced that the Expressway Project would now have an official storefront office located in Monroe. The Expressway was expected to open by November 2018. She reported that the TAC was organizing a litter sweep in conjunction with Earth Day and would love any volunteers.

Council Member Martin requested staff receive clarification on the funding source for the Old Monroe Expansion. He also reported that the Public Safety Advisory Committee had no meeting for the month of January.

Council Member Romanow reported that the Parks and Recreation Committee welcomed two new members and elected chair and vice chair. The committee also discussed events for the upcoming months and relocation for the department during the construction. She also reported that she would be attending the elected officials training in Sunset Beach in the upcoming weekend with the rest of the Council.

Council Member Steele stated the Stormwater Advisory Committee discussed a potential sediment fine at its last meeting. She also attended the transportation meeting with Council Member Paxton.

Council Member Heyse stated she was impressed with the classes and the travel opportunities available through the Parks and Recreation Departments. She also announced she was looking for members for the Historical Committee.

C. Report from Town Manager/Town Departments

Town Manager Sewell thanked the Council for the opportunity to service Stallings and the staff for welcoming him. He then reported on the following:

- Annual retreat – secured Jeff Carpenter, Superior Court Judge, to be the facilitator at no charge; goal was to allow the opportunity for all Council Members to hear each other and priorities.
- New Town Hall Project – finishing up the design; hoped to bring the final cost and design back to the Council; staff relocation – June for demo; settled on using town hall space to use for staff and programs; certain rentals/activities might have to be suspended for the construction phase.
- Technical Standards Manual – planned to proceed with upgrading this manual for approximately \$8000 unless the Council said otherwise.

Finance Officer Marsha Gross presented the Council with a financial report of the Town as of 01-31-18. This update is attached to these minutes and therefore incorporated herein.

3. Agenda Approval

Council Member Romanow made the motion to approve the Agenda as presented. The motion was approved unanimously after a second from Council Member Heyse.

4. Unified Development Ordinance

Mayor Pro Tempore Scholl opened the public hearing. Town Planner Lynne Hair reminded the Council of the planning process of updating the Unified Development Ordinance (UDO). She explained it was a three-step initiative: 1) Comprehensive Land Use Plan, overall look of the Town - adopted November 2017; 2) Small Area Plans, more detailed plans in certain areas – adopted November 2017; 3) UDO re-write – final piece of development puzzle.

N-Focus Consultant Rick Flowe summarized the fundamental changes of the UDO from the work sessions and the solutions with the Council.

- Mixed Use 1 (softer, lower intensity uses) and Mixed Use 2 were added based on the comments from the work session. School area plan was Mixed Use 1.
- Article 20 contained sediment guidelines and violation criteria.
- The UDO was the specifications for the Town’s development plans and was the final piece of the puzzle.

Hank Cowell, 8132 Stevens Mill Road, stated that he only heard about the UDO rewrite in the last 10 days. He viewed Stallings as a bedroom community and that the citizens of Stallings did not want Stallings to become West Charlotte. He listed uses that he did not want in the community. Mr. Cowell requested the Council reconsider the UDO to become more upper class.

Terry Williams, felt there needed to be a need a little more restrictions in mixed uses.

John Armistead, expressed comments in email earlier that day but felt everyone had done an excellent job putting the UDO together.

Council held discussion on the UDO and gave individual opinions on the UDO. Council Member Romanow made the motion to recess the public hearing and vote on the item until February 26. The motion was seconded by Council Member Martin and passed unanimously by Council.

5. Annexation 50 – Idlewild Road

A. Certificate of Sufficiency

Deputy Town Manager Erinn Nichols presented the Council with the Certificate of Sufficiency for Annexation 50 – Idlewild Road to the Council. The Certificate of Sufficiency for Annexation 50 – Idlewild Road is attached to these minutes and therefore incorporated herein.

B. Resolution to Set the Public Hearing Date

Council Member Steele made a motion to adopt the Resolution to Set the Public Hearing Date for Annexation 50 – Idlewild Road. The motion as seconded by Council Member Romanow and passed unanimously by Council. The Resolution to Set the Public Hearing Date for Annexation 50 – Idlewild Road is attached to these minutes and therefore incorporated herein.

6. Unified Resolution for NCDOT U-4714 (Old Monroe Road) Design Standards

Council Member Romanow made the motion to approve the Unified Resolution for NCDOT U-4714 (Old Monroe Road) Design with Indian Trail. The motion received Council’s unanimous support after a second from Council Member Steele. The Unified Resolution for NCDOT U-4714 (Old Monroe Road) Design with Indian Trail is attached to these minutes and therefore incorporated herein.

7. Parks and Recreation Committee Application Consideration

Council Member Romanow made the motion to appoint Helena Connors as a full member to the Parks and Recreation Committee with term ending 03-31-2018. Council Member Heyse seconded the motion which received Council’s unanimous support.

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

Council Member Romanow made to the motion to go into closed session pursuant to NCGS 143-318.11(a)(3): Town of Stallings vs. Barry M. Stallings 18CVS193; and Town of Stallings vs. PEF & KFF, LLC 17CVS3276. The motion was passed unanimously after a second from Council Member Martin.

Council went into closed session as 8:38 p.m. and reconvened in open session at 9:00 p.m.

9. Adjournment

Council Member Romanow moved to adjourn the meeting, seconded by Council Member Heyse, and the motion received unanimous support. The meeting was adjourned at 9:00 p.m.

Approved on March 12, 2018.

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