

**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 June 11, 2018, at 7:00 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

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

Those absent were: Council Member Shawna Steele.

Staff present were: Alex Sewell, Town Manager; Emily Hughes, Deputy Town Clerk; Minor Plyler, Police Chief; Melanie Cox, Town Attorney; and Marsha Gross, Finance Officer.

Invocation, Pledge of Allegiance and meeting called to order

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

Mayor Paxton then extended sympathy to Human Resources Director Karen Williams in the passing of her husband Lindy Williams.

Public Comments

No one was present to give public comment.

1. Consent Agenda Approval

A. Minutes from the following meetings:

- (1) 05-14-18 – special
- (2) 05-14-18
- (3) 05-21-18 – special
- (4) 05-29-18

B. Resolution to Use the North Carolina League of Municipalities for Workers Compensation Insurance

C. Resolution to Use the North Carolina League of Municipalities for Property and Liability Insurance

Council Member Romanow made the motion to approve the Consent Agenda as presented. The motion was seconded by Council Member Paxton and passed unanimously. The *Resolution to Use the North Carolina League of Municipalities for Workers Compensation Insurance* and the *Resolution to Use the North Carolina League of Municipalities for Property and Liability Insurance* is attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from the Mayor

Mayor Dunn updated the Council that the Union County legislation was in support of the Hotel Tax for Stallings but did not want to pass that in the short session prior to an election. Therefore, it would be considered in the long session which begin in September.

B. Reports from Council Members/Town Committees

Council Member Paxton reported she attended the Transit Summit on May 17 which was very informative. She also attended the Union County CRTPO meeting on June 5 learning that the opening date for the Monroe Bypass would be November 27. Rates had been set for the Monroe Bypass but had not yet been published. NCDOT was planning presentations for each jurisdiction to understand the tolls. Council Member Paxton also learned about Union County Intersection Priority Lists and Funding Program. Stallings' Chestnut Roundabout was on that list. NCDOT also provided a lengthy handout explaining superstreets. The Town of Waxhaw had also added a \$25 tax per vehicle to help pay for construction projects.

Council Member Martin reported that NCDOT had an open feedback session online to help prioritize projects. He would also be meeting with Indian Trail representatives to explore partnership opportunities.

Council Member Romanow had no report.

Council Member Scholl noted that Senator Tucker had put forth a bill that would deannex a parcel in Mineral Springs.

Council Member Heyse reported that the Historical Committee had met twice and would begin making a timeline for the history of Stallings.

C. Report from Town Manager/Town Departments

Town Manager Sewell submitted the weekly staff report. He noted the park shades were scheduled to ship on June 28 and installed soon thereafter.

3. Agenda Approval

Mayor Dunn requested that Agenda Item 5, *ABC System*, be moved to Agenda Item 4 and moved Agenda Item 4, *FY2018-19 Budget*, to Agenda Item 5. Mayor Dunn also requested that the recommended motion items be amended in the future to have "approve/deny".

Council Member Paxton made the motion to approve the Agenda with the above listed changes. The motion received Council's unanimous support after a second from Council Member Romanow.

4. ABC System

Original Agenda Item 5

Town Manager Sewell reminded the Council that it has discussed the possibilities of starting an ABC System in Stallings. Laurie Lee, Director of Pricing and ABC Board Audit Divisions, was present to explain that system to the Council. It was noted that the Town held a referendum in 2002 which allowed ABC Stores in Stallings. That vote was good indefinitely.

Ms. Lee discussed the Town's options with the Council. Ms. Lee's presentation is attached to these minutes and therefore incorporated herein.

5. FY2018-19 Budget

Mayor Dunn opened the public hearing.

Larry Falcone, Fairhaven, stated that he was concerned about the intersection at Stallings/Stevens Mill due to the children using the sidewalk along that area. He would like to see the funds in the budget for that intersection.

Mayor Dunn closed the public hearing. Council Member Romanow made the motion to adopt the Fiscal Year 2018-2019 Budget Ordinance. The motion was seconded by Council Member Scholl and passed unanimously by Council. The Fiscal Year 2018-2019 Budget Ordinance is attached to these minutes and therefore incorporated herein.

6. Code Enforcement Report

Town Manager Sewell reminded Council that is asked to research the Code of Ordinances to determine if changes needed to be made in order to better equip our Code Enforcement Officer. After staff review, it was determined that the ordinances were effective. However, it was advised to do a periodic review to ensure the ordinances were current. The review would cost approximately \$400. Council held consensus to have this review done.

Mr. Sewell also reported that of the surrounding communities, only Charlotte had an ordinance which addressed cars parking on grass. It was Council consensus to have the Code Enforcement Officer to investigate cars parking on grass to determine if it was a Town-wide problem and bring back a report next quarter.

7. Greenway Grant Opportunity

Town Manager Sewell explained that there was \$63,000 budgeted for Greenway engineering. A state grant opportunity had arisen in the amount of \$30,000 to aid in the cost of the Greenway engineering. Applying of this grant did not prohibit the Town from applying for additional grants.

Mayor Dunn read the Resolution Authorizing Greenway Grant Application into the record. Council Member Romanow made the motion to adopt the Resolution Authorizing Greenway Grant Application. The motion passed unanimously after a second from Council Member Heyse. The Resolution Authorizing Greenway Grant Application is attached to these minutes and therefore incorporated herein.

8. Parks and Recreation Master Plan

Town Manager Sewell reminded the Council that it funded \$63,500 for a Parks and Recreation Master Plan with the understanding to search for the best price possible. Destination by Design, the Greenway Plan Consultant, had agreed to complete the Parks and Recreation Master Plan for \$55,000 and enabling the two plans to be integrated.

Council Member Scholl made the motion to approve the contract with Destination by Design for the Parks and Recreation Master Plan for \$55,000. The motion was seconded by Council Member Romanow. Council passed the motion by a 4 to 1 vote with Council Member Paxton opposing.

9. Town Attorney Fee Agreement

Town Attorney Cox explained that she had spoken with Town Manager Sewell regarding a rate increase. Ms. Cox had been with the Town for approximately nine years and had not increased the rates since that initial year. Town Attorney Cox was asking for a \$25/hour rate increase from \$200 to \$225. All other terms in the contract would remain the same.

Council Member Paxton made the motion to approve the attorney fee agreement as presented. The motion passed unanimously after a second from Council Member Romanow.

10. Performance Evaluation Update and Work Culture

Town Manager Sewell reported that an initial staff steering committee has been established so that performance evaluations were in writing by the end of the calendar year. Supervisor training was also beginning June 13.

Work place culture helped to attract and retain talent, and Mr. Sewell was looking at ways to maintain the workplace culture currently in place. Staff defined the Stallings Way, a list of workplace cultural values. The Stallings Way is attached to these minutes and therefore incorporated herein.

Council Member Paxton made the motion to suspend the rules to allow Agenda Item 12, *Chestnut Round-About – Local Commitment*, to be discussed prior to Agenda Item 12, *Chestnut Round-About – Local Commitment*. Council Member Scholl seconded the motion which passed unanimously.

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

This was discussed after Agenda Item 12.

Council Member Scholl made the motion to go into closed session pursuant to NCGA 143-318.11(a)(3) and include Town Engineer Chris Easterly in the session. The motion received Council's unanimous support after a second from Council Member Paxton.

Council went into closed session at 8:41 p.m. and reconvened in open session at 9:01 p.m.

12. Chestnut Round-About – Local Commitment

This was discussed prior to Agenda Item 11.

Mayor Dunn reminded all that it would cost the Town \$350,000 to widen the Chestnut Lane Roundabout. Council discussed the options.

Council Member made the motion to commit to the \$350,000 construction cost sharing with NCDOT for the Chestnut Lane Roundabout Expansion. The motion was seconded by Council Member Heyse which passed unanimously by Council.

Council Member Romanow made the motion to suspend the rules to add discussion on the property easement and the placement of the new Town Hall. The motion was passed unanimously by Council after a second from Council Member Scholl.

New Town Hall Discussion

Town Manager Sewell explained that due to a sewer easement on the site for the new Town Hall, the Council had two options:

1. Design the building smaller to eliminate approximately 90 sq. ft. - \$23,000
2. Move the sewer easement - \$100,000 (design and move)

Council discussed its options.

Council Member Scholl made the motion to direct staff to have the architect move the easement, do the additional design work needed, and proceed with the construction bidding process. Council Member Romanow seconded the motion. The motion failed unanimously.

Council Member Martin made the motion to move forward with the redesign of the new Town Hall to accommodate the existing easement and authorize the Town Manager to bid the project if the redesign cost is under \$25,000. The motion was seconded by Council Member Paxton. The motion was passed unanimously by Council.

13. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Romanow, and the motion received unanimous support. The meeting was adjourned at 9:25 p.m.

Approved on August 13, 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