



## January 24, 2020 - Staff Update

### **Planning Projects Update**

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#### Zoning Request/Public Hearings

CZ19.08.01	Epcon	Chestnut Lane	33 lot 55+ subdivision	CM – 8/27/19 PB – 9/17/18 TC – 01/27/19
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#### Development Agreements

##### **1. Stallings Elementary Single-Family TND**

STATUS: 1<sup>st</sup> Sub Committee meeting held 6/26/19.

2<sup>nd</sup> Sub Committee meeting held 10/30/19.

3<sup>rd</sup> Sub Committee meeting held 11/8/19.

STATUS:

Site plan showing by-right single family 6,000 sf 60' lots has been submitted. DA subcommittee meeting will be scheduled for February 10.

##### **2. Willows at Stallings**

315-unit apartment complex on Stevens Mill Road

STATUS: 1<sup>st</sup> Sub Committee meeting held 11/12/19

2<sup>nd</sup> Sub Committee meeting scheduled for 12/1/19

STATUS: Subcommittee recommended approval of forwarding to the Planning Board. Planning Board reviewed the DA on January 21, 2020 and will forward

onto Council with a recommendation of approval. The Town Council hearing for this item will be held on February 10, 2020.

### **3. Idlewild Mixed-Use (north side of Idlewild)**

STATUS: Awaiting TIA to proceed.

A Development Agreement was submitted for the Armistead property located on the north side of Idlewild Road that showed an apartment complex with several retail outparcels including a QuikTrip. Staff has provided the applicant with written comments outlining where the plan conflicts with the Goals of the Small Area Plan and Development Ordinance.

### **4. Stallings Farm**

A Development Agreement for the 83.34 acres located at the intersection of Stallings and Stevens Mill Road in the Stallings Elementary School SAP node. The original plan showed a mixed residential development that included 102 single family detached and 312 single family attached units.

After meeting with staff, the applicant revised their plan to show a total of 218 single family detached lots that meet the minimum lot size standard of 6,000 sq. ft. A follow up meeting with staff was held on January 22, 2020 to discuss the revisions and conditions for the project that may include greenway and park donations and improvements, mast arms for intersection of Stallings and Stevens Mill Road and retrofitting of the existing sidewalk on Stevens Mill Road to 12' as prescribed by the Stallings Greenway Plan.

STATUS: The current submitted plan does not meet ordinance requirements. Staff has meet with the applicant to discuss required changes. They are reworking and will resubmit.

### **5. Union Park Towns**

A Development Agreement for 25.72 acres located at 2025 Stallings Road located in the Monroe Bypass Corridor Small area plan that includes 220 single family attached units.

STATUS: Initial subcommittee meeting was held on January 13, 2020. A second meeting is scheduled for January 27, 2020.

## 6. Marshal Hooks Road Residential

A Development Agreement for 22.8 acres located on the north side of Idlewild Road adjacent to Marshal Hooks Road and the Shannamara subdivision. The proposal is in the Idlewild Corridor Small Area Plan and includes 105 single family attached units.

STATUS: Staff is reviewing for compliance with our ordinances.

### Text Amendments

TX19.12.01	Villages @ Idlewild/Todd Akers	Request to increase height of multifamily buildings in the MU-2 district that are a part of a project that is 35+ acres in size and was approved through the DA or CZ process, from 41' to 45.5'.	PB – 1/21/20 TC – 02/10/20
TX20.01.01	Staff	Request to add language to the DO that provides for a process to amend the CLUP and Small area Plans.	PB-1/21/20 TC-02/10/12

### Plan Review

Villages at Idlewild	Permitted
Atrium	Permitted
Solis at Chestnut	Permitted
Epcon at Lawyers Road	Working through grading and wall issues. No permit has been issued.

### Code Enforcement

PERIOD: **December 1-31, 2019**

TYPES OF VIOLATIONS	CARRIED FROM LAST PERIOD	OPENED THIS PERIOD	CLOSED THIS PERIOD	BALANCE CARRIED FORWARD TO NEXT PERIOD
PUBLIC NUISANCES	12	5	8	18
ABANDONED JUNKED AND NUISANCE VEHICLES	4	0	0	4

MINIMUM HOUSING STANDARDS	5	0	3	3
STALLINGS DEVELOPMENT ORDINANCE	5	5	2	5
NON-RESIDENTIAL BUILDINGS & STRUCTURES	0	0	0	0
TRAFFIC	0	0	0	0
NOISE	0	1	0	1
OPEN BURN	0	0	0	0
NOTES:				
<p><b>Residential Areas (new citations issued):</b> Arlington Downs – 0, Blackberry Ridge – 1, Brookfield – 0, Buckingham – 1, Callonwood – 0, Camelia Park – 0, Chestnut – 0, Chestnut Oaks – 0, Community Park – 0, Country Woods East – 2, Courtyards at Emerald Lake – 0, Curry Place – 0, Eaglecrest – 0, Eastwood Forest – 0, Emerald Lakes – 1, Fair Forest – 0, Fairfield Plantation – 1, Fair Haven – 0, Forest Park – 4, Franklin Meadows – 0, Gold Dust Ridge – 0, Golden Acres – 0, Hunley Creek – 0, Independence Village – 1, Kerry Greens – 0, Kingsberry – 0, Lakewood Knolls – 1, Madison Ridge – 0, Mill Ridge Estates – 0, Morningside – 0, Parkside Townhomes – 0, Park Meadows – 1, Pleasant Plains – 0, Potters Point – 0, Shannamara – 1, Southstone – 0, Spring Hill – 3, Stallings Park – 0, Stevens Mill – 0, Stonewood – 0, Wendover at Curry Place – 0, Willowbrook – 0, Willowcroft – 0, Woodbridge - 1</p>				

## Quarterly Report

**PERIOD: October – December 2019**

TYPES OF VIOLATIONS	OPENED THIS QUARTER	CLOSED THIS QUARTER
PUBLIC NUISANCES	24	45
ABANDONED JUNKED AND NUISANCE VEHICLES	13	5
MINIMUM HOUSING STANDARDS	4	14

STALLINGS DEVELOPMENT ORDINANCE	15	13
NON-RESIDENTIAL BUILDINGS & STRUCTURES		0
TRAFFIC	2	2
NOISE	3	4
OPEN BURN	2	2

# Police Department

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December  
2019

## Monthly Report

The following report contains information regarding departmental events and accomplishments.

### Events

Our officers assisted Stallings Parks and Recreation with the annual Christmas in the Park. Officers directed traffic and patrolled the park speaking to residents and providing security for the event.

Our officers concluded No Shave November where we partnered up with Hometown Heroes to raise money for Childhood Cancer. This event was extended until the end of December 2019 to raise additional funds. Officers contributed \$30.00 a day to wear beards or mustaches. We raised just over \$1000.00

Stallings officers also donated money to sponsor a Christmas family which was set up by Sgt. Ben Davis. This allowed a family to experience a little more joy during this Christmas season.

Sgt. Cranford and Sgt. Davis completed annual in-service firearms training which took place at the Monroe Police Department firing range. This was the final in-service training event which brought all officers into compliance with the NC Criminal Justice Training Standards.

### CALLS FOR SERVICE

Our officers logged 3721 records through the Union County Communications Center. This includes the following:

- Calls for service such as 911 calls, property crimes and crimes against persons
- Officer initiated such as preventative residential patrols and business checks.

### TRAFFIC AND CRASHES

Officer initiated traffic stops which resulted in either a verbal or written warning, citation or physical arrest. These are broken down below:

- 172 traffic stops
- 42 written warnings were issued
- 86 citations were issued which resulted in 117 charges (range from infractions such as improper vehicle equipment to arrestable misdemeanor traffic violations)

## **Crashes**

Our officers responded to 32 motor vehicle crashes. One of these crashes involved an animal /deer.

These crashes are broken down into several categories and they are listed below:

Injury Crashes – 2

Property Damage only – 30

Alcohol / Drug involved – 1

Under 25 at fault – 10

Total property damage value - \$178,711.00

## **CRIMINAL INVESTIGATIONS**

Our CID division is currently working several financial fraud cases, several B&E cases involving Public Storage as well as several drug related cases which may be involved in an overdose death in town.

# HOMETOWN HEROES, INC

P.O. Box 953  
Monroe, NC 28111-0953  
[www.htheroes.org](http://www.htheroes.org)

November 23, 2019

To: Assistant Chief Flynn,

Assistant Chief Flynn,

On behalf of Hometown Heroes, all the board members, and the volunteers and families of Hometown Heroes, please accept our heartfelt appreciation and thanks for all you and your department do to support Hometown Heroes and our families.

The generosity of all a Stallings Police Dept. Staff that participate in the "No Shave November" was overwhelming to say the least.

I believe Captain Coble would be very proud of the vision he started with this event.

Would you have someone pass along our sincere "Thanks" to those who both arranged the event and those who so generously donated.

I don't think there is a way to say thank you without it sounding miniscule to how we really feel.

So, we will say this. We could not be more humbled as a group of people for the support. We appreciate all your department's hard work. Our gratitude for the Stallings Police Dept extends beyond just their support.

Thank you for all your support also.  
Hometown Heroes and our families.

Jeff Cook – Board Chair





## Engineering Update

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### Town Hall Public Works – Government House Infrastructure

- Case work continues on the new Town Hall facility
- Milling and resurfacing parking lots scheduled for 12-11/12-13

### Potter - Pleasant Plains Intersection Improvements

- Potter - Pleasant Plains Intersection Improvements – Utility movements anticipated to be completed within 6 weeks, then the project can be let, awarded, and construction could tentatively begin in mid to late Summer.

### 2019 Resurfacing contract

- Curb repair and milling will commence the week of 12/9/2019
- Construction work notices have been hand delivered to residents in the impacted corridors

### U-4714 Old Monroe Rd Widening

- Indian Trail section (Segment B) is funded and is moving forward on the current schedule.
- The Stallings section (Segment AC) and the I-485 interchange (Segment AB) are moving forward on the current schedule.
- The Matthews section (Segment AA) has been delayed per the request of Matthews.

### Lawyers Rd./Stevens Mill Rd Intersection

- Union County has completed the scope of work and fee negotiations with the selected private engineering firm
- Notice to proceed will be issued upon approval by NCDOT

### I-485 Express Lanes

- Design-Build contract awarded.

- Construction commenced

#### Forest Park Pump Station Improvement (Union County)

- Construction ongoing

## **Public Works Update.**

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- We have begun putting in the new street signs. I have had nothing but a positive response to this. Everyone seems to like the new look and logo on the signs.
- As a part of installing the new street signs we are correcting any signpost issues we find and replacing broken brackets.
- We patched a pothole on Industrial Dr. We are having to wait on some potholes due to the weather.
- Currently looking at a new asphalt (cold patch) product that allows you to make pothole patches in any type of weather.
- Storm drain grate had fallen into the culvert on Shannamara Dr. and we were able to pull this out and get it reset correctly.
- Working on a schedule as we get close to the move in date on the new buildings.
- Picked up a large refrigerator and various other large items that had been dumped on the side of the road.
- Removed dead limbs out of road in various locations due to high winds.

# Parks & Recreation Update

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Full-time Dept Hours by Task	Plan %
Events Plan/Production	38%
Programming	5%
Marketing/Promo	12%
In-house Events	5%
Administration	8%
Supervision	8%
Front-line Clerical	12%
Front-line Customer Service	12%
Total	100%

## Staffing Levels

We currently have a vacancy. The position accounts for 1/3 of our full-time staff and places all of the event planning and production tasks on remaining staff. I've included the table from the Parks and Recreation Work Capacity Analysis presented earlier this year for reference.

We will need to supplement some of our event needs with additional hours from our part-time staff, but those hours will have to be taken from their overall availability later in the year to

keep us in compliance with the part-time staff rules. They cannot exceed 1000 hours per year.

This places us at a disadvantage leading into the summer. In the winter months we staff minimally to cover park operations and maintain facilities. In the spring we begin our mowing and landscaping, and the splash pad comes on in early summer. While we currently have no staffing gap with maintenance, we do anticipate a staffing gap of approximately 25- 30 hours per week to cover all of the required elements of maintaining the parks, hosting rentals, special events, and operating the splash pad. We did not encounter this issue last year when we took the park landscaping in house, because the splash pad was not operational all year.

### **Current Off-Season (55 hrs/wk)**

Operational Hours: 49 hrs/wk + additional tasks/events  
Maintenance, Landscaping, Few events, No rentals

### **Summer Operations (85 hrs/week)**

Operational Hours: 70 hours + special  
Maint., Landscaping, Events, Splashpad,  
Daily Rentals, School Groups

The Special Events Coordinator position has been listed on the Town website, and social media. It will be listed with the Charlotte Observer's network of partners for 30 days. Typically, vacancies with the Town take at least 4-6 months to fill. Prolonged vacancy will impact our ability to deliver high-quality events and maintain the normal day-to-day park operations, and future adjustments may be needed to balance our levels of service with staff availability.

**Caught Ya Award:**

Parks Maintenance Technician Ryan Ridgeway is the latest recipient of the "Caught Ya!" Award for exceptional customer service. Ryan received accolades from a Stallings resident after respectful and professional treatment of that citizen and her service dog.

**Splash Pad Update:**

New equipment was successfully installed, and the filtration system is now functioning again. Contractors will be back in March to assist with bringing the system online for the summer and to retrain staff on the feature pump system.

## Human Resources Update

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- Continuing to Work through the implementation of NeoGov which is software to help with the annual Performance Evaluation process.
- Chief Franks started with the Town on January 6<sup>th</sup>; we are very glad to have him as a part of the Stallings Police Department.
- The Town has an opening for a Special Events Coordinator, please look at the Town's website for a full job description.
- On February 4<sup>th</sup> the Town is offering an onsite Wellness Screening for all full-time employees.

## Finance

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- Financials:
  - General Fund Revenue collections through December of \$4.06M which is 59.5% of total budgeted for the fiscal year.
  - General Fund Expenses are \$3.02M representing 45% of total budgeted for the fiscal year.
  - New Town Hall and Public Works Building expenditures since project inception are at \$2.8M with a total budget of \$3.39M.
  - Potter Road/Pleasant Plains expenditures this fiscal year are minimal at \$12K for the fiscal year.
- LGC financial reporting for FY2019 was completed in December.
- CAFR was completed and accepted by the LGC and was submitted to Government Finance Officers Association for consideration for
- The GFOA Award of Excellence in Financial Reporting. The Town has achieved this award for the past 4 reports submitted and will receive notification this summer regarding our FY2019 submission.
- Completed draft of Five-Year Long-Term Financial Plan which is scheduled to be reviewed by Council in February.

## General Government/Town Clerk Update

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- New Facilities Furniture Procurement  
*Furniture has been ordered and awaiting final delivery dates from vendors*
- 2020 1<sup>st</sup> Quarter Newsletter Development  
*To be in mailboxes late-January/early February*
- Code of Ordinances – Supplement 10 Update  
*Supplement 10 is complete, and update is reflective online.*
- Safety Committee participating member
- Waste Connections  
*Continued relationship development*
- North Carolina Department of Archives  
*I am hosting a workshop in the spring for the North Carolina Department of Archives.  
More info to follow in the next month.*