



## **April 22, 2020 - Staff Update**

### **Planning Projects Update**

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1. Zoning Request/Public Hearings - Planning Board and Town Council Hearing Postponed

CZ20.02.01 – Courtyards and Weddington Road. Homeowners are requesting that the condition requiring the installation of an emergency breakaway gate be removed.

2. Development Agreements

#### **IDLWILD MIXED RESIDENTIAL PLAN –**

**STATUS: Approved**

Review or preliminary plans underway. Applicant is still working through issues with height on multifamily buildings.

#### **STALLINGS TOWNHOMES**

**STATUS: Approved**

Awaiting preliminary plan submittal.

#### **ATRIUM HEALTH**

**STATUS: Approved**

Preliminary plans approved and construction has begun.

#### **STALLINGS ELEMENTARY SINGLE-FAMILY TND**

**STATUS: Planning Board TBD**

Plan revised to show single family residential. The subcommittee approved on February 10, 2020. The applicant has finalized their draft DA. Staff and legal have provided comments and they are revising. The DA will be scheduled to be heard by the Planning Board as soon as the Town lifts current restrictions on committee meetings. Orissa Holdings is the developer on the project. The builder will be Broadstreet Homes.

**WILLOWS AT STALLINGS**

**STATUS: Approved by Town Council on 02/24/20**

**STALLINGS FARM**

**STATUS: 1<sup>st</sup> Meeting Sub Committee 2/24/2020**

A Development Agreement was submitted for the Stallings Farming LLC property located at the intersection of Stallings and Stevens Mill Road. The property is in the Stallings Elementary SAP and is designated for residential development.

The subcommittee met to discuss on February 24, 2020. The applicant is finalizing their TIA and will return to the subcommittee once completed.

**UNION PARK TOWNES**

**STATUS: Town Council 4/27/2020**

A Development Agreement for a 217-unit townhome project located on Stallings Road within the Monroe Bypass Corridor Small Area Plan.

**IDLEWILD MIXED USE (NORTHSIDE OF IDLEWILD ROAD)**

**STATUS: Staff Negotiations**

A Development Agreement has been submitted for the Armistead and Withrow Capital properties that include a combination of apartments, townhomes and commercial outparcels fronting Idlewild Road. A single developer has been identified for the property and brought into the DA process. The revised plan will be posted once received

and a subcommittee meeting scheduled. The developer is also preparing their required TIA.

3. Text Amendments – N/A

4. Code Enforcement

Period: March 1-31, 2020

TYPES OF VIOLATIONS	CARRIED FROM LAST PERIOD	OPENED THIS PERIOD	CLOSED THIS PERIOD	BALANCE CARRIED FORWARD TO NEXT PERIOD
PUBLIC NUISANCES	19	14	6	22
ABANDONED JUNKED AND NUISANCE VEHICLES	1	3	2	2
MINIMUM HOUSING STANDARDS	4	0	0	4
STALLINGS DEVELOPMENT ORDINANCE	3	2	2	3
NON-RESIDENTIAL BUILDINGS & STRUCTURES	2	0	0	2
TRAFFIC	0	0	0	0
NOISE	0	0	0	0
OPEN BURN	0	0	0	0

NOTES:

**Residential Areas (new citations issued):** Arlington Downs – 0, Blackberry Ridge – 0, Brookfield – 0, Buckingham – 1, Callonwood – 0, Camelia Park – 1, Chestnut – 0, Chestnut Oaks – 0, Community Park – 0, Country Woods East – 0, Courtyards at Emerald Lake – 0, Courtyards at Lawyers Rd – 0, Court Yards at Weddington – 0, Creekside – 0, Curry Place – 0, Eaglecrest – 0, Eastwood Forest – 0, Emerald Lake – 0, Fair Forest – 0, Fairfield Plantation – 0, Fair Haven – 1, Forest Park – 7, Franklin Meadows – 0, Gold Dust Ridge – 0, Golden Acres – 0, Hunley Creek – 0, Independence Village – 0, Kerry Greens – 0, Kingsberry - 0, Lakewood Knolls – 3, Madison Ridge – 0, Mill Ridge Estates – 0, Mill Stone Estates – 0, Morningside – 0, Parkside – 0, Park Meadows – 0, Pleasant Plains – 0, Potters Point – 0, Shannamara – 1, Southstone – 0, Spring Hill – 2, Stallings Park – 0, Stevens Mill – 0, Stonewood – 0, Wendover at Curry Place – 0, Willowbrook – 0, Willowcroft – 0, Woodbridge - 2

## 5. Other

### 160D Ordinance Updates.

Staff working through updating ordinance to include new references to NCGS 160D and to includes all new language that conflicts with our current ordinance. First round of amendments have been submitted to legal for review.

### Potential Downtown Development

Spoke with a developer interested in building multifamily housing near town hall within the downtown master plan. If pursued, the project would require conditional zoning due to the density. Staff has only had inquiry discussions with the developer and at this time there are no plans to share, wanted to make council aware of the potential project.

# Police Department

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## POLICE MONTHLY REPORT AND COMPARISON

	<u>Jan. 19</u>	<u>Jan. 20</u>	<u>% Increase</u>	<u>Feb. 19</u>	<u>Feb. 20</u>	<u>% Increase</u>	<u>Mar. 19</u>	<u>Mar. 20</u>	<u>% Increase</u>
Total number of calls (EXCLUDES PREV. PATROLS, BUS. CHECKS & ALARMS)	847	975	15%	941	1050	12%	801	981	22%
Total number of reports	34	52	53%	43	45	5%	42	45	7%
Total number of arrests	22	21	-5%	17	14	-18%	20	15	-25%
Number of drug investigations	13	8	-38%	12	5	-58%	5	1	-80%
Cases assigned to detective	9	12	33%	5	8	60%	5	6	20%
Traffic stops	199	297	49%	245	200	-18%	216	185	-14%
Traffic citations issued	82	134	63%	134	178	33%	109	92	-16%
Warning citations (written and verbal)	40	176	340%	134	172	28%	54	96	78%
DWI	2	4	100%	4	3	-25%	4	3	-25%
Traffic Crashes	31	23	-26%	23	27	17%	27	28	4%
Crime Scene Unit Callouts	0	3	300%	0	1	100%	0	0	0%
K9 Uses	4	5	25%	2	2	0%	1	3	200%
Use of force incidents	1	2	100%	0	0	0%	0	0	0%
Preventative patrols	2080	2341	13%	1758	1897	8%	1838	2106	15%
Business checks	702	952	36%	680	898	32%	695	876	26%
Alarm calls responded to	69	56	-19%	72	80	11%	73	62	-15%
Community Service Unit events	5	8	60%	4	8	100%	4	3	-25%

## Other Highlights

- Officer Caleb Payne was recognized by the department with a purple heart commendation for the injury sustained during a police investigation.
- Sgt. Pat Stevens retired on March 31 after 16 years with the SPD
- Police staffing has remained constant during the COVID-19 pandemic. Officers continue to handle calls and work with our community.

## Engineering Update

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- Links Lane (Emerald Lake) pavement repair complete.
- Daylilly Road (Morningside Meadows) storm drainage repair complete
- Suttle Pl (Kerry Greens) storm drainage repair complete
- Construction commenced for the 2<sup>nd</sup> floor Town Hall renovations
- Reviewed Independence Townes preliminary plans
- Union County submitted 60% plans for the Brookfield / Stallings Park gravity sewer project

## **Public Works Update.**

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- Repaired stop sign in Shannamara.
- Inventoried all items removed from upstairs for construction project. All items are located in PW building. Working with all staff to identify what is theirs, what needs to be kept, sold, and/or gotten rid of.
- During the last storm, a tree fell in Shannamara blocking the road. We went out and got out of the street. Due to lack of equipment I had to have a vendor cut down rest of tree and haul off all debris.
- Catching back up on ROW and parks landscaping.
- Continued to do research and then presented my budget to council. Additional research and presenting still to do.

## **Parks & Recreation Update**

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### **#StaySmilingStallings**

Our new social media initiative launched in March with activities and experiments families can enjoy safely at home. This initiative was devised by Special Events Coordinator Eunice McSwain and she is filming all the videos and demonstrating all the activities herself! Check out of posts on Mon, Wed, and Fri on the Stallings Parks and Recreation Facebook page!

### **Park Project Updates**

1. Tree limb trimming in Stallings Park and at Springhill Park were completed but will likely be a monthly occurrence through the growth season.
2. Lawn maintenance resumed at all park properties in March. Weather continues to be a struggle with ground too wet to cut in certain areas when rain accumulates.
3. Playgrounds and shelters are secure due to social distancing requirements, but walking trails remain open. Our community has been following guidelines and continue to be respectful of Town parks and open spaces.
4. Quote received to repair Gator.
5. We are awaiting scheduling to have the playground barriers replaced with plastic timbers, certified mulch renewed, and the equipment sanitized along with an anti-microbial coating applied for continued protection.

### **COVID-19 Financial Impacts**

- Touch-A-Truck (March 21) Postponed **\$1500 savings**
- Spring Fling (Apr 4) Modified to Easter Bunny Drive-By and Egg Delivery **\$2000 savings**
- Movie Series Postponed - **\$4000 savings**
- Concert Series Postponed - **\$10,000 savings**
- Drop-in Park Programming Cancelled - **\$2000 savings**
- 17 Rental Cancellations - **\$850 loss**
- Loss of Other Potential Rental Revenue (based on last year's \$\$) - **\$400 loss**

\$19,500 in savings - \$1250 in lost revenue = **\$18,300 total savings** for FY2020 due to COVID-19

## Human Resources Update

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- Due to the pandemic the training for the annual Performance Evaluation process as well as the implementation of NeoGov which is software to help with the Performance Evaluation documentation has been postpone until staff is back in the office full-time.
- The Police Department has an opening for a Patrol Office, for more information please go to the Town's website.

## Finance

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- Budget 2021
  - Draft Budget reviewed with department heads and has been vetted through Town Manager.
  - Copy of draft budget was sent via email on Monday April 13<sup>th</sup> to Mayor and Council
  - Budget review meetings begin Monday April 20<sup>th</sup>
- Finance Department Operations
  - Invoices and checks continue to be remotely processed with the Finance Staff being in the office only 1 day per week.
  - Approval process has been changed to email approval for payment processing.
  - May move to every other week for actual checks to be cut since payments are made well within terms.

- Town Finances

○ Cash Balances as of 4/13/2020	
▪ General Fund PNC Accounts	\$ 1,628,700
▪ General Fund NCCMT Investment Accounts	\$ 9,012,451
▪ Powell Bill NCCMT Investment Account	\$ 636,167
▪ BB&T Capital Project Account	\$ 228,659
▪ Storm Water PNC Account	\$ 970,694
TOTAL	\$12,476,671