

**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 November 13, 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.

Those absent were: Council Members Taylor-Rae Drake and Graham Hall.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Kevin Parker, Town Engineer; Eunice Donnelly, Parks and Recreation 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 Richardson delivered the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

Anna Gaddy, 3304 Timber Mill Drive, Stallings, Stone Creek Townhomes, informed that Council that she felt traumatized by the sink holes in the community forming since June. She stated Ryan Homes was no responsive. Ms. Gaddy fell in a hole. She felt there were bigger issues occurring. She stated that she lived in fear every day and she needed her home to be a place of peace. She was a grad student and worked full-time and needed her home to be safe. She did not think it was as simple as filling the holes. Ms. Gaddy placed out informational flyers to the Council. She stated that Ryan Homes did a dye test with water and had no evidence as to where the water went from the test.

Christina, speaking on behalf of father, spoke on the same issue as Ms. Gaddy. She said her father was a hard worker with an upholstery business from Ukraine. They didn't know how the issue would be fixed. They had been speaking with Ryan Homes and engineer but did not get any clear answers. They were afraid Ryan would fill in the holes and the holes would just come back. She stated some neighbors had cracks in garage and on sidewalk.

Cheryl Robinson, mom of Anna Gaddy, on behalf of daughter, she wanted the Council to take this seriously because it was a big problem. The hole was open, and Ryan Homes was using cheap material with pine needles and grass covering the holes. Ms. Robinson said something must be done.

Krena Lee, 2102 Autumn Olive Lane, moved in the Stone Creek Townhomes in August 2023. Her air conditioner stopped working in summer, HVAC stopped working as well as the stove, dryer, and washer. Her floor was flooded because appliances failure. She felt they were building the homes too fast. She had tripped over a hole and had a crack in driveway behind garage.

1. Approval of Consent Agenda Items

A. Minutes from the following meetings:

(1) 10-10-2023

(2) 10-23-2023

B. On-Call Engineering and Architectural Services Agreement

C. Amendment Budget Ordinance 8 – Potter & Co. Contract Amendment

Council Member Richardson made the motion to approve the Consent Agenda Items as presented. The motion was seconded by Council Member Scholl which passed unanimously by Council. *Amendment Budget Ordinance 8 – Potter & Co. Contract Amendment* is attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from the Mayor

Mayor Dunn reported that the NC Senate and House approved the third reading of the Occupancy Tax for Stallings, and it was now with the Governor. If approved, the Occupancy Tax would bring Stallings \$60-80K annually if approved by vote of the citizens.

B. Reports from Council Members/Town Committees

Council Member Grooms had no report.

Council Member Ayers thanked everyone who came out to vote in the election.

Council Member Scholl had no report.

Council Member Richardson congratulated Council Member Ayers on his re-election and thanked Council and Staff for plantings/landscaping at the Chestnut Roundabout.

C. Report from Town Manager/Town Departments

Town Manager Sewell had no report.

3. Agenda Approval

Mayor Dunn requested adding a Closed Session Pursuant to NCGS 143-318.11(a)(6). Council Member Richardson made the motion to approve the Agenda as presented with the addition of a closed session as Agenda Item 7.A. Council Member Grooms seconded the motion to which Council approved unanimously.

4. Stallings Park Playground Proposal

Parks and Recreation Director Eunice Donnelly explained that at the beginning of 2023, the Stallings Parks and Recreation identified one of the playgrounds, in Stallings Municipal Park, that was no longer in ideal condition and needed to be removed. The Town's long-term Capital Improvement Plan called for \$300,000 to be put in the '23-'24 Fiscal Year budget to go toward this playground replacement; however, with financial budget restraints the Council decided to move forward with a reduced amount of \$150,000 towards the playground replacement to address this need for Stallings Municipal Park.

After inspection, the site had to be graded to a lesser slope and address the drainage issue at a cost of approximately \$22,000. Ms. Donnelly then presented the Council with three options for the playground area:

Option 1

- Playground Equipment: \$118,601.70
- Site Work: \$21,912.50
- Tax: \$9,484.71
- 5% Contingency: \$7,500
- Total Price: \$157,498.91

Option 2

- Playground Equipment: \$118,601.70
- Footers without Shade: \$5,750.00
- Site Work: \$21,912.50
- Tax: \$9,872.84
- 5% Contingency: \$7,800
- Total Price: \$163,937.04

Option 3

- Playground Equipment: \$118,601.70
- Footers with shade: \$18,101.92
- Site Work: \$21,912.50
- Tax: \$10,629.33
- 5% Contingency: \$8,405.00
- Total Price: \$177,650.45

Council discussed the options. Council Member Scholl made the motion to approve Option 2 as listed above. The motion was seconded by Council Member Ayers. The motion failed with Council

Members Ayers and Scholl favoring the motion; Council Members Grooms and Richardson opposing the motion; and Mayor Dunn breaking the tie opposing the motion.

Council Member Richardson made the motion to approve Option 1 as listed above to which Council Member Ayers seconded. The motion passed by a 3 to 1 vote with Council Member Scholl opposing.

5. Community Committee Establishment Ordinance (Parks/Police Committees Merger)

Parks and Recreation Director Donnelly and Chief Franks explained this topic came about when a former Council Member requested staff research restructuring committees due to vacancies. Town staff discussed combining the Parks and Recreation Committee, Public Safety Advisory Committee, and the Historic Committee. The Historic Committee opted not to combine with the other two committees. However, the Police Chief and Parks and Recreation Director met with their respective committees and both committees agreed to merge.

Council Member Ayers moved to adopt the Community Committee Establishment Ordinance to which Council Member Grooms seconded. The Council supported the motion unanimously. The Community Committee Establishment Ordinance is attached to these minutes and therefore incorporated herein.

6. FY25 Budget and Priorities Setting Process

Town Manager Sewell explained that due to the upcoming budget challenge, he proposed being the budget process earlier in the year. It included the Annual Council Priorities Retreat as well as a Budget Retreat in order for the Council to narrow down the different budget options available.

Council held consensus to approve the FY25 Budget and Priorities Setting Process with the exception of moving a Saturday Budget Retreat to several Monday night Budget sessions. The amended FY25 Budget and Priorities Setting Process with that change is attached to these minutes and therefore incorporated herein.

7. 2725 Old Monroe Road Property Use (Dunn)

Mayor Dunn explained that the pastor at the church adjacent to the Town owned property was interested in 2725 Old Monroe Road Property.

7.A. Closed Session Pursuant to NCGS 143-318.11(a)(6)

Council Member Richardson made a motion to go into Closed Session Pursuant to NCGS 143-318.11(a)(6). Council Member Scholl seconded the motion to which Council unanimously approved.

Council went into closed session at 7:55 p.m. and reconvened in open session at 8:03 p.m.

8. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Grooms, and the motion received unanimous support. The meeting was adjourned at 8:07 p.m.

Approved on December 11, 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