

**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 April 8, 2024, 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, Graham Hall, Brad Richardson and Laurie Wojtowicz.

Those absent were: Council Member Taylor-Rae Drake.

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; Jessica Williams, Finance Officer; 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

No one was present who wished to give public comment.

1. Consent Agenda

A. Minutes from the following meetings:

- (1) 02-26-2024
- (2) 03-11-2024 – special
- (3) 03-11-2024
- (4) 03-11-2024 – closed
- (5) 03-25-2024
- (6) Stallings District S – 03-25-2024

Council Member Scholl made the motion to approve the Consent Agenda as presented. The motion was seconded by Council Member Hall and passed unanimously by Council.

2. Reports

Mayor Dunn reported that he attended the historical marker unveiling at the Divide Golf Course earlier that evening.

Council Members Hall and Wojtowicz had no reports.

Council Member Ayers reported that WUMA would be in Stallings for the April meeting.

Council Members Scholl and Richardson had no reports.

Town Manager Sewell reported on the following:

- Chief Franks reported that the CALEA assessor would be onsite April 22-24.
- Engineering Director Parker updated the Council on the Town's sanitary sewer capacity options. The Town was hoping to obtain capacity through Charlotte Water and would plan on applying for that capacity in August 2024 when there would be more accurate information in regard to capacity needed.
- The Council was introduced to Jessie Williams, Finance Officer, who started with the Town that day.
- Potter/Pleasant Plains Intersection was on schedule and the contractor would be available to start June 1, 2024.

3. Agenda Approval

Council Member Richardson requested adding Agenda Item 3.A., *LOI for 2725 Old Monroe Road*.

Council Member Richardson made the motion to approve the Agenda with the changes above. The motion was seconded by Council Wojtowicz and passed unanimously.

Town Manager Sewell requested adding Agenda Item 6.A., *Powder Coating for Traffic Signals*.

Council Member Richardson made the motion to add Agenda Item 6.A., *Powder Coating for Traffic Signals* to the Agenda. The motion passed unanimously by Council after a second from Council Member Ayers.

3.A. Letters of Intent (LOI) for 2725 Old Monroe Road

Council Member Richardson recalled that the Town had received two LOIs – one from Hope Baptist Church and one from Armored Cow Brewery. The broker had made suggested changes.

Council Member Richardson made the motion to return the edited version of the LOIs back to the interested tenants for feedback. The motion was passed unanimously by the Council after the second from Council Member Scholl.

4. NCLM Voting Delegate Appointment

Council Member Richardson made a motion to appointment Council Member Scholl as the 2024 NCLM Voting Delegate. The motion was passed unanimously by Council after second from Council Member Hall.

5. Wesley Chapel Fire District

Town Manager Sewell explained Union County was requesting integration of three different fire service districts into one district. Stallings was involved because there was a tiny sliver of the proposed

one district in Stallings. The County was requesting the Town's approval for this integration. There would be no changes to rates or fees as the request was just for administrative purposes.

Council Member Wojtowicz made the motion to approve the *Resolution Consenting to Inclusion in the Wesley Chapel Fire and Rescue Service District*. Council unanimously passed the motion after a second from Council Member Hall. The *Resolution Consenting to Inclusion in the Wesley Chapel Fire and Rescue Service District* is attached to these minutes and therefore incorporated herein.

6. Lawyers Road Roundabout - Landscaping Addition (Hall)

Council Member Hall would like Town staff to speak with NCDOT about including vegetation in the Lawyers Road Roundabout and then allow the Town to maintain the landscaping. However, staff confirmed that the roundabout was a concrete roundabout.

6.A. Powder Coating for Traffic Signals

Town Engineer Kevin Parker reminded Council that it would cost \$3500 to powder coat all the mast arms for the Old Monroe/Stallings Potters Road intersection from NCDOT with current prices. A good estimate to use for future CIP increases was \$7000 on this project.

Council Member Scholl made the motion to approve the powder coating on the mast arms for the Old Monroe/Stallings Potters Road intersection for the amount of \$7000 and to have staff inform NCDOT that the Town would like to incorporate that into the bid package. Council Member Wojtowicz seconded the motion. The motion passed by a 4 to 1 vote with Council Member Hall opposing.

7. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 7:35 p.m.

Approved on May 13, 2024.

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