



**April 22, 2024**  
 Stallings Government Center  
 321 Stallings Road  
 Stallings, NC 28104  
 704-821-8557  
[www.stallingsnc.org](http://www.stallingsnc.org)

## Town Council Agenda

	Time	Item	Presenter	Action Requested/Next Step
	7:00 p.m.	Invocation Pledge of Allegiance Call the Meeting to Order	Wyatt Dunn, Mayor	NA
	7:05 p.m.	Public Comment	Wyatt Dunn, Mayor	NA
1.	7:15 p.m.	Consent Agenda A. ARPA Quarterly Documents	Wyatt Dunn, Mayor	Approve Consent Agenda
2.	7:17 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve Agenda
3.	7:20 p.m.	TX24.03.01 A. The Pouch Factory requests a text amendment to amended Article 8 – Table of Uses to allow Nicotine Delivery Products Production as a listed use in Industrial Zoning. B. Statement of Consistency and Reasonableness	Max Hsiang, Planning Director	Approve/deny text amendment
4.	7:35 p.m.	Blair Mill Park Greenway Surplus Funds Options	Eunice Donnelly, Parks & Rec. Dir.	Select option
5.	7:45 p.m.	Stallings 50th Anniversary Update	Erinn Nichols, Asst. Town Mgr.  Eunice Donnelly, Parks & Rec. Dir.	Approve logo
6.	8:00 p.m.	Adjournment	Wyatt Dunn, Mayor	Motion to adjourn



# MEMO

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To: Stallings Town Council  
From: Jessie Williams, Finance Officer  
Via: Alex Sewell, Town Manager  
Date: April 12, 2024  
RE: **MEMO - FY24 Q3 ARPA and Amended Project Ordinance**

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**Background:**

The Town of Stallings applied for and was awarded a total of \$5.1M in American Recovery Protection Act or "ARPA" (\$5.1M) funds in June 2022. Per your current project ordinance, you decided to use these funds as Salary Replacement dollars for the Police Department.

Here are the quarterly distributions of the ARPA funds to the Police Department's personnel budget through December 2023.

Total Award: \$5,147,440

\$ 455,424.43 (FY22-23, Qtr. 1)  
\$ 609,990.40 (FY22-23, Qtr. 2)  
\$ 502,628.20 (FY22-23, Qtr. 3)  
\$ 516,909.30 (FY22-23, Qtr. 4)  
\$ 598,582.29 (FY23-24, Qtr. 1)  
\$ 741,722.54 (FY23-24, Qtr. 2)

Current ARPA Balance at 3/31/2024 which includes Investment Income: \$1,991,821.99

For FY24 Quarter 3, the total compensation and fringe benefits for the Police Department is **\$712,017.48** Attached is an amended project ordinance and support documentation.

ARPA Balance after Requested Transfer: \$1,279,804.51

**Requested Action:**

Staff respectfully asks you approve the transfer of **\$712,017.48** from the ARPA special revenue fund to the General Fund for the replacement of the Police Department's compensation and fringe benefits in Quarter 3 and to amend the current ARPA project ordinance accordingly.



**AMENDED Grant Project Ordinance for the Town of Stallings American Rescue Plan Act of 2021: Coronavirus State and Local Fiscal Recovery Funds – December 2022**

**BE IT ORDAINED** by the Town Council of the Town of Stallings, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

**Section 1:** This ordinance is to establish a budget for a project to be funded by the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021 (ARP/CSLFRF). The Town of Stallings (Town) received a total allocation is \$5,145,370.24. These funds may be used for the following categories of expenditures, to the extent authorized by state law.

1. Support public health expenditures, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff;
2. Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector;
3. Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic;
4. Provide premium pay for essential workers, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors; and,
5. Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.

**Section 2:** The Town has elected to take the standard allowance, as authorized by 31 CFR Part 35.6(d)(1) and expend all its ARP/CSLFRF funds for the provision of government services.

**Section 3:** The following amounts are appropriated for the project and authorized for expenditure:

<b>Internal Project Code</b>	<b>Project Description</b>	<b>Expenditure Category (EC)</b>	<b>Cost Object</b>	<b>Appropriation of ARP/CSLFRF Funds</b>
001	Law enforcement services for period of July 1, 2022 through December 31, 2024	6.1	Salaries and Benefits	\$5,145,370.24
	<b>TOTAL</b>			\$5,145,370.24

**Section 4:** The following revenues are anticipated to be available to complete the project:

**ARP/CSLFRF Funds:** \$5,145,370.24

**Investment Income:** \$ 271,708.91

**General Fund Transfers:** \$ 455,424.43 (FY22-23, Qtr. 1)

\$ 609,990.40 (FY22-23, Qtr. 2)

\$ 502,628.20 (FY22-23, Qtr. 3)

\$ 516,909.30 (FY22-23, Qtr. 4)

\$ 598,582.29 (FY23-24, Qtr. 1)

\$ 741,722.54 (FY23-24, Qtr. 2)

\$ 712,017.48 (FY23-24, Qtr. 3)

**Total:** \$1,279,804.51

**Section 5:** The Finance Officer is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency and the grant agreements, including payroll documentation and effort certifications, in accordance with 2 CFR 200.430 & 2 CFR 200.431 and the Town's Uniform Guidance Allowable Costs and Cost Principles Policy.

**Section 6:** The Finance Officer is hereby directed to report the financial status of the project to the governing board on a quarterly basis.

**Section 7:** Copies of this grant project ordinance shall be furnished to the Budget Officer, the Finance Officer and to the Clerk to Town Council.

**Section 8:** This grant project ordinance expires on December 31, 2026, or when all the ARP/CSLFRF funds have been obligated and expended by the Town, whichever occurs sooner.

Adopted this is the 22<sup>nd</sup> day of April, 2024.

\_\_\_\_\_  
Wyatt Dunn, Mayor

Attest:

\_\_\_\_\_  
Erinn Nichols, Town Clerk

Approved as to form:

\_\_\_\_\_  
Melanie Cox, Town Attorney



# MEMO

To: Stallings Town Council  
From: Max Hsiang, Planning Director  
Date: Monday, April 22, 2024  
Re: TX24.03.01 - Nicotine Delivery Products Production

## Request:

The Pouch Factory, a nicotine delivery product producer, submitted a text amendment application to request an addition in Article 8 Table 8.1 Table of Uses for Nicotine Delivery Products Production as a listed use (L) in Industrial (IND) zoning district.



## History:

The Industrial District (IND) was established to provide locations for industrial uses that, due to the scale of the buildings and/or the nature of the use, cannot be integrated into the community. Uses within the Industrial District are buffered from adjacent uses. The dominant uses in this district are manufacturing and warehouse storage. The Industrial District is reserved for uses which require very large buildings and/or large parking and loading facilities.

## Planning Board Recommendation:

The Planning Board recommended approval of TX24.03.01 at their March 19, 2024, meeting.

## Staff Recommendation:

Staff recommends approval of TX24.03.01. Staff see the potential to increase economic opportunities within the Industrial Zoning District, which aligns with the Council approved Economic Development Plan. The use also integrates with the overall vision outlined in the Town's adopted Future Land Use Plan for Industrial Zoning.



## Statement of Consistency and Reasonableness

**ZONING AMENDMENT:** TX24.03.01

**REQUEST:** To amend Article 8 Table 8.1 Table of Uses of the Stallings Development Ordinance to add Nicotine Delivery Products Production as a listed use (L) in Industrial (IND) zoning district.

**WHEREAS**, The Town of Stallings Town Council, hereafter referred to as the “Town Council”, adopted the Stallings Comprehensive Land Use Plan on November 27, 2017; and

**WHEREAS**, the Town Council finds it necessary to adopt a new land development ordinance to maintain consistency with the Comprehensive Land Use Plan; and

**WHEREAS**, the Town Council finds it necessary to revise the Unified Development Ordinance to comply with state law found in NCGS § 160D.

**THEREFORE**, The Town Council hereby recommends that the proposed text amendment is consistent and reasonable with the Comprehensive Land Use Plan adopted on November 27, 2017, based on the goals and objectives set forth in the document of promoting quality development and consistency with all state-mandated land-use regulations established through NCGS § 160D. The Town Council recommends to **APPROVE** the proposed amendment and stated that the Town Council finds and determines that the text amendment is consistent and reasonable with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan for the following reasons:

1. This text amendment meets the Economic Development Plan, Initiative 2, of attracting new jobs and investment in Stallings.
2. The Comprehensive Land Use Plan expresses the desire for light manufacturing and assembly in current and future industrial zoning districts.

**Recommended** this the \_\_ day of \_\_\_\_\_, 2024.

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Mayor

Attest:

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Clerk



# MEMO

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To: Stallings Town Council  
Via: Alex Sewell, Town Manager  
From: Eunice Donnelly, Parks & Recreation Director  
Date: April 16<sup>th</sup>, 2024  
RE: **BMP Greenway Surplus Funds Options**

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## **Background/History:**

The Parks and Recreation Department has completed the construction of the Stallings Greenway Segment at Vickery and has opened the segment to the public. Throughout the construction process, the Parks and Recreation Department diligently managed its budget to ensure the project's success. As a result, all outstanding balances related to the Greenway have been settled. Currently, the Department finds itself in a favorable financial position, with \$160,959.58 remaining in the project budget allocated for the '23-'24 fiscal year. This surplus represents an opportunity to further enhance our Parks and Recreational facilities, continuing our commitment to providing exceptional amenities for the community.

## **Proposal/Solution:**

Specifically, I would like to discuss the potential utilization of the remaining funds from the Blair Mill Greenway-Vickery portion for other projects under our Department's purview. The Greenway Project has been instrumental in enhancing our community's green spaces and recreational areas and we hope to continue this trend.

Given the ongoing needs and demands within our Parks and Recreation facilities, I propose that we repurpose the leftover funds from the Blair Mill Greenway-Vickery portion to address other critical projects within our department. These funds can be strategically allocated to initiatives that align with our mission of providing accessible and high-quality recreational opportunities for all members of our community. Also - with the unique situation that the surplus funds puts the town in - it allows us to complete projects now rather than waiting for conditions to worsen resulting in an increased price in the future.

Potential projects that could benefit from this reallocation include:

1. **Tennis Court Resurfacing (\$27,000):** Resurfacing and refurbishing existing tennis courts to improve playing conditions and extend the lifespan of these popular recreational facilities while also striping to meet pickleball requirements for enhanced game play experience. We currently have \$15,000 in the '23-'24 Fiscal year budget; however, after going through the Town's Bidding process - the project was over budget by \$27,000. These additional funds would be required to complete the Tennis Court Resurfacing for this Fiscal Year.
2. **Fencing (\$31,000):** Removing, replacing, and upgrading fencing around the perimeter of Stallings Municipal Park to ensure security and delineate boundaries effectively. The

current fencing is broken as a result of old-age as well as non-cohesive with the park. Two different types of fencing were used around the perimeter resulting in an unaesthetic park appearance.

3. **Signage (\$17,000):** Installation of signage throughout our Parks and Recreational areas to enhance the visitor experience and coincide with our Greenway Master Plan. We will primarily focus on Stallings Municipal Park since the Blair Mill Greenway project included signage that coincided with our Current Greenway Master Plan.
4. **Connect Parks and Recreation Greenway Master Plan Amendment for Blair Mill Park (\$30,000):** Allocating funds for the development and implementation of a master plan amendment, specifically tailored to Blair Mill Park, ensuring that it continues to meet the evolving needs and preferences of our community. While we have added amenities to our parks over the years, that do not align with our current plan, this amendment will allow our department to seek out grants and other local funds to complete park projects in alignment with our new master plan. The current Master Plan did not account for all the future developments that are happening within' the Stallings city limits. Within' a 1 Mile radius of Blair Mill Park (1025 Fair Oaks Dr.) there is currently:
  - 1,194 Residential Units
  - 1,162 Upcoming Residential Units
    1. Idlewild Mixed Use (Under Construction)
    2. Stinson Farms (Plans Approved)
    3. Stallings Farms (Awaiting Plan Approval)

This would result in a 97.3% increase in residential parcels within a 1-mile radius of Blair Mill Park. This park is currently the only Town owned park on the North side of Stallings. Amending the Master Plan will allow the Parks and Recreation Department to strategically plan and develop the town's future while serving the surrounding communities to the Town's best abilities. The current Greenway Master Plan does not include any of the following amenities:

- Playground Equipment
- Disc Golf Course
- Bike Friendly Paths/Nature Focused Hiking Trails

The Amendment to the Connect Parks and Recreation Greenway Master Plan will allow for the Town to address these needs and plan accordingly for future development. With the surplus of funds, from a project that was focused on connecting these communities to Blair Mill Park, the Town is now in a great financial position to plan for future development of this park.

**Total Cost of All Projects: \$105,000**

I believe that reallocating the surplus funds from the Blair Mill Greenway-Vickery portion to these projects will allow us to maximize the impact of our department's budget, and better serve the recreational needs of our community. If all four projects are approved, a cost savings of

\$55,959.58 will remain. I welcome the opportunity to discuss this proposal further and address any questions or concerns the Council may have.

**Requested Actions:**

- 1) Council to discuss which projects, if any, to move forward with allocating the remaining funds towards.