

**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 26, 2018, at 6:00 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore David Scholl; Council Members Kathy Heyse, John Martin, Lynda Paxton, Deborah Romanow, and Shawna Steele.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Deputy Town Manager/Town Clerk; Chief Minor Plyler; Lynne Hair, Town Planner; Brian Price, Public Works Director; and Marsha Gross, Finance Officer.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and Council Member Romanow delivered the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

No one was present to give public comment.

1. Consent Agenda Items

A. Statement of Consistency and Reasonableness

(1) TX18.10.01 – TIA Text Amendment

Council Member Steele made the motion to approve the Statement of Consistency and Reasonableness for TX18.10.01 – TIA Text Amendment. The motion was seconded by Council Member Romanow and passed unanimously. The Statement of Consistency and Reasonableness for TX18.10.01 – TIA Text Amendment is attached to these minutes and therefore incorporated herein.

(2) CZ18.08.01 – Epcon Communities

Council Member Romanow made the motion to approve the Statement of Consistency and Reasonableness for CZ18.08.01 – Epcon Communities. The motion was seconded by Council Member Steele and passed unanimously. The Statement of Consistency and Reasonableness for CZ18.08.01 – Epcon Communities is attached to these minutes and therefore incorporated herein.

B. Council Christmas Gift to Staff

Council Member Romanow made the motion to give the staff a \$150 gift card from the Town for Christmas. The motion received Council's unanimous support after a second from Council Member Martin.

2. Reports

A. Report from the Mayor

Mayor Dunn report that the Monroe Expressway Ribbon Cutting Ceremony would be Tuesday, Nov. 27, 2018.

B. Reports from Council Members/Town Committees

Council Members Paxton and Martin had no reports.

Council Member Romanow stated that it had been brought to her attention that there was no Town-wide Christmas decoration contest planned for the year. She would like for the Town to have that contest.

Council Member Scholl reported that he and Council Member Paxton had been laying the groundwork for the Economic Development Committee. He would also be attending the NCLM conference that week.

Council Member Steele had no report.

Council Member Heyse concurred with Council Member Romanow's thoughts on the Town-wide Christmas decorating contest.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- Balanced Score Card
- Videoing meetings
- Internet Speed Upgrade

Town Attorney Cox had no report.

Chief Plyler had no report.

3. Agenda Approval

The motion was made by Council Member Romanow to move Agenda Item 8, *Street Signage Design – Final Approval*, to Agenda Item 3.A. and approve the rest of the Agenda as presented. Council Member Paxton seconded the motion which passed unanimously.

3.A. Street Signage Design – Final Approval

Original Agenda Item 8

Public Works Director Brian Price explained the option to Council for the signage. The Council held consensus to use the color logo (non-reflective) with the rest of the sign being reflective. Mr. Price indicated that installation would take place the end of January/first of February 2019.

4. Chestnut Small Area Plan

Town Planner Hair reminded the Council that the Town had been working toward the completion of the Chestnut Small Area Plan. Demetri Batches, Metrocology, presented the conceptual plan to the Council. That presentation is attached to these minutes and therefore incorporated herein. Alex Gotherman, Destination by Design, also explained how this area would mesh with the Stallings Greenway Plan.

Council gave consent approval of the conceptual Chestnut Small Area Plan.

5. Union County Fire Funding Presentation

Mike James, Assistant to the County Manager, was the project lead for the Union County Fire Funding issue. The presentation by Mr. James is attached to these minutes and therefore incorporated herein. Mr. James would like to have a decision from Council by January 2019 concerning which funding model the Council preferred.

Stallings Fire Chief Charlie Porter stated that he and Hemby Bridge Fire Chief Johnny Blythe were both in favor of the self-funding district model.

6. Stallings Park Road Realignment

Town Planner Lynne Hair explained as a part of the Downtown Small Area Plan and the Greenway Master Plan, a roadway was shown that would go through the Stallings Municipal Park which would make the park an urban park and create more necessary parking. However, that option would take out one of the largest shelters, eliminate a lot of green space, require the purchase of the adjacent property, and crossing problematic wetlands in the park all of which would be very costly.

Therefore, Destination by Design suggested a different design which would eliminate the parking lot, eliminate the tennis courts, add additional parking, and connect to Old Monroe Road. The renderings of those designs are attached to these minutes and therefore incorporated herein. Council held consensus to look at another alternative shifting the road and changing the parking location while trying to save the tennis courts.

7. New Town Hall Bid Tabulation

A. Bid Tabulation

Town Manager Sewell introduced Rick Brown, Boomerang, who presented the bid results for the New Town Hall and Public Works Facilities. The presentation as well as the bid tabulation for the project is attached to these minutes and therefore incorporated herein.

B. Financing Options

Finance Officer Marsha Gross presented Council more information on the financing options for the New Town Hall and Public Works Facilities. This financing presentation is attached to these minutes and therefore incorporated herein.

After Council discussion, Council Member Scholl made the motion to contract with Hoss Contracting, Inc. for the construction of the New Town Hall and Public Works Facilities selecting the following alternates at a cost of \$3,231,000 contingent upon financing, Local Government Commission approval, and final Council approval:

- Alternate 3 – Underground Detention
- Alternate 4 – AV System
- Alternate 5 – AV System (specified)
- Alternate 7 – PW Alternate Wall System (removal of)

The motion was seconded by Council Member Romanow and passed unanimously by the Council.

8. Street Signage Design – Final Approval

Moved to Agenda Item 3.A.

9. Performance Evaluation Policies

Town Manger Sewell explained reminded the Council it had formed a steering committee to review and create policies related to performance evaluations. The steering committee (Dunn, Paxton, and Steele) and staff met three times to finalize policies for the Council to consider.

Council Member Paxton made the motion to approve the Performance Evaluation Polices as presented as well as the following:

- Approve by resolution adding the Performance Review and Employee Development Program Policy to the Town's Personnel Policy.
- Approve by resolution adding the Performance Pay Program Policy to the Town's Personnel Policy.
- Approve by resolution adding the Certification and Training Policy to the Town's Personnel Policy.
- Authorize and direct the Town Manager to implement the above policies per the attached schedule and have them formatted to ensure uniformity with the existing portions of the Town's Personnel Policy. The Town Manager is authorized to alter the schedule as needed.
- Approve by resolution changing Sec. VII.5 of the Town's Personnel Policy per the enclosed.

The motion was approved unanimously by Council after a second from Council Member Romanow. The Performance Evaluation Policies are attached to these minutes and therefore incorporated herein.

10. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Romanow, and the motion received unanimous support. The meeting was adjourned at 8:37 p.m.

Approved on January 14, 2019.

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