

**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 January 14, 2019, at 7:00 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, and Deborah Romanow.

Those absent were: Council Member Shawna Steele.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Deputy Town Manager/Town Clerk; Chief Minor Plyler; Lynne Hair, Town Planner; Kevin Parker, Assistant Town Engineer; Marsha Gross, 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 then delivered the invocation.

Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

No one present to give public comment.

1. Approval of Consent Agenda Items

A. Minutes of the following meetings:

- (1) 11-13-18
- (2) 11-26-18
- (3) 12-03-18 – special
- (4) 12-10-18
- (5) 12-10-18 – closed

Council Member Scholl made the motion to approve all the minutes on the Consent Agenda except 11-13-18. The motion was seconded by Council Member Romanow and passed unanimously.

B. 2019 Annual Retreat Process

Town Manager Sewell explained Leman Bryce would be facilitating the Council's retreat in February.

C. Privette Road Property Site Prep

Town Manager Sewell explained this was a plan to move forward with doing the site preparations on the Privette Road property.

D. New Facilities Engineering and Construction Materials Testing Contract

Town Manager Sewell explained this contract had been changed slightly regarding insurance issues per Town Attorney Cox's review: 1) all overtime charges had to be preapproved by the Town; 2)

eliminated a liability issue; 3) engineering firm could not terminate out of convenience; 4. make mediation binding; and 5) neither can subcontract services.

Council Member Romanow made the motion to approve the Consent Agenda Items 1.B.- D. as presented. The motion was seconded by Council Member Paxton which passed unanimously by Council.

2. Reports

A. Report from the Mayor

Mayor Dunn reported that Rep. Dean Arp stated the legislation should approved for the Hotel Tax for the Town.

B. Reports from Council Members/Town Committees

Council Member Heyse had no report.

Council Member Scholl reported that he had attended the Centralina Council Of Government meeting and was a part of a focus group on how the UNC SOG and CCOG could better aid the elected officials.

Council Member Romanow reported the Any Time Fitness sign issue resolved itself.

Council Member Martin reported he had been meeting with various officials from other Town Councils to see how the Towns could work together. He would bring anything formal back to Council. Council Member Martin had also met with local fire chiefs to discuss the Union County fire funding study.

Council Member Paxton had no report.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported:

- The Staff Report had been passed out to Council.
- He had gone to the Indian Trail Council Meeting.
- Meetings were being broadcast live to enhancement the goal of public engagement.
- The solid waste provider had formally requested additional payment due to the global recycling issue. Staff was in the fact-finding stage of the request.
- NCDOT's conceptual design of the Idlewild Superstreet at Steven's Mill/Idlewild intersection was not acceptable to staff as it did not fit the small area plan in that location. Council held the same opinion by consensus.
- Holiday Decorating Contest winners were invited to the next meeting to be recognized.
- Public/private partnership options were being explored in order to create a downtown.

Chief Plyler reported there was an armed robbery on the previous night at the Circle K at Chestnut Road which was actually in Indian Trail. Stallings Police Department collaborated with Union County Sheriff to catch the suspect.

3. Agenda Approval

Mayor Dunn recommended removing Agenda Item 8, *Hotel Proposal*, and adding Agenda Item 12.A. as *Idlewild Superstreet Design*.

Council Member Romanow made the motion to approve the Agenda with the above noted changes. The motion was seconded by Council Member Scholl and passed unanimously.

4. Whetstone Road Abandonment

Mayor Dunn reopened the public hearing.

Town Manager Sewell explained the Council and the purchaser could not agree on a price for the piece of right-of-way.

Tommy Price, 8106 Lake Providence Drive, Weddington, was representing Chestnut Developers who were requesting that the less than half an acre parcel be abandoned by the Town. The property was zoned to be commercial, but developers intended the property to be residential. The developers felt the land was a liability for the Town. The land appraised for approximately \$31,000.

Council discussed the issued and held to the \$50,000 price due to the redevelopment of that area.

No one was present to speak at the public hearing. Mayor Dunn then closed the public hearing.

Council Member Martin made the motion to hold off on any action to sell or abandon the property at this time. The motion was seconded by Council Member Paxton. The motion passed by a 4 to 1 vote with Council Member Heyse opposing.

5. Stormwater Improvement Projects

A. Four Wood

Assistant Town Engineer Kevin Parker explained that there was a drainage issue between 6185, 6191, and 6197 Fourwood Drive in Emerald Lake Subdivision. The upstream flooding was on private property and the downstream flooding between the 6191 and 6197 Fourwood Drive properties resulted in the flooding out of an inlet in the Town's right of way and the street.

To correct the issue within the Town's right-of-way would cost approximately \$36,000. Council Member Martin made the motion to approve the bid from Privette Enterprises to correct the flooding

issue on Fourwood Drive not to exceed \$40,000, incorporating Zoya grass for the reseeded. The motion was seconded by Council Member Paxton and passed unanimously.

B. Lawyers Road

Assistant Town Engineer Kevin Parker explained there was culvert pipe completely blocked on Lawyers Road at the entrance of Stevens Mill.

Council chose not to take action on this issue due to the near future construction by Epcon in the area and since the pipe was in the NCDOT right-of-way.

6. 2017-18 Audit Report/CAFR

Finance Officer Marsha Gross introduced Emily Mills with Collins, Boike, & Moore, PA. Ms. Mills presented the 2017-18 Audit Report/CAFR to the Council. She noted the Town had been issued an unmodified opinion which was the highest level of opinion that can be given.

The 2017-18 Audit Report/CAFR is on file at the Town Hall and available for inspection.

7. Unified Development Ordinance and Small Area Plans Process Explanation (Scholl)

Town Planner Lynne Hair presented the Unified Development Ordinance and Small Area Plans Process to the Council. This presentation is attached to these minutes and therefore incorporated herein.

8. Hotel Proposal (Dunn)

This item was removed during Agenda Approval.

9. County Fire Funding Model Preference Selection Resolution

Town Manager Sewell reminded the Council that the County came to the 11-26-18 Council Meeting to report the findings from the County Fire Funding Study and had requested the Council identify its preferred funding model. It was noted that the Stallings and Hemby Bridge Fire Chiefs both preferred the self-funding tax district model.

Council discussed the options. It held consensus to recommend the self-funding tax district model to the county. Mayor read the Resolution of Support for the Town of Stallings' Fire Funding Model Preference noting the self-funding tax district model preference into the record.

Council Member Romanow made the motion to approve the Resolution of Support for the Town of Stallings' Fire Funding Model Preference. The motion was seconded by Council Member Heyse and passed unanimously. The Resolution of Support for the Town of Stallings' Fire Funding Model Preference is attached to these minutes and therefore incorporated herein.

10. Reclassification of Captain Position to Assistant Police Chief

Chief Plyler explained that he would like to reclassify one of the Captain positions to an Assistant Chief position. In 2004 when the department was started, the department had this position in its structure. In 2011, administration at the time did away with the Assistant Chief position. Having an Assistant Chief position would allow a clear change of command in the absence of the Chief and a more efficient organizational chart.

Council Member Paxton made the motion to approve the reclassification of a Captain position to that of Assistant Chief. The motion was seconded by Council Member Romanow and passed unanimously.

11. Committee Stipend Policy (Romanow)

Council Member Romanow stated that, in the past, when two committees came together, both committees were paid. The Parks and Recreation Committee recently met with the Greenway Committee (Ad Hoc/non-paid) and was not paid for that meeting. Council Member Romanow requested clarification on the policy.

Consensus was held to pay the Parks and Recreation Committee for its attendance at the Greenway Committee Meeting and to pay all committees for joint meetings with other committees.

12. Balanced Scorecard Objectives

Town Manager Sewell presented the Council with the draft goals and evaluation forms for the Balanced Scorecard. The Balanced Score card presentation is attached to these minutes and therefore incorporated herein. Council held consensus and approved the general direction of the Balance Scorecard.

Council would set its annual priorities at the February 2019 Annual Retreat and subsequently create the objectives for the Balanced Scorecard at a following meeting.

12.A. Idlewild Superstreet Design

This item was added during Agenda Approval.

Council held consensus to not approve NCDOT's superstreet design on Idlewild as it wanted a full-movement intersection.

Council Member Paxton made the motion to have staff communicate to NCDOT that the Council was requesting a full movement intersection at Stevens Mill and Idlewild as the preferred alternative; and that Council felt strongly that the superstreet design was not conducive to the Town's future

growth and development plan in that corridor as already proposed and resolved. Council Member Martin seconded the motion. The Council gave the motion unanimous support.

13. Adjournment

Council Member Romanow moved to adjourn the meeting, seconded by Council Member Heyse, and the motion received unanimous support. The meeting was adjourned at 9:06 p.m.

Approved on February 11, 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