

**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 December 12, 2022, 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, Heather Grooms, Graham Hall and Brad Richardson.

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; Marsha Gross, Finance Officer; Jamie Privuznak, future Finance Officer; Brian Price, Public Works Director; Eunice McSwain, Parks and Recreation Director; and Melanie Cox, Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and Council Member 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. Approval of Consent Agenda Items

A. Minutes of the following meetings:

- (1) 10-24-2022
- (2) 11-14-2022 – special
- (3) 11-14-2022 – closed
- (4) 11-14-2022
- (5) 11-28-2022

B. ABO 7 – TIA Updated Funds

C. ABO 8 – New PD K9 Unit

D. Police Grant Application Submission

Council Member Ayers made the motion to approve the Consent Agenda Items as presented. The motion was seconded by Council Member Grooms which passed unanimously by Council. ABO 7 – TIA Updated Funds and ABO 8 – New PD K9 Unit are attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from the Mayor

Mayor Dunn presented a Proclamation of Service and Retirement to Finance Officer Marsha Gross for her retirement from the Town. This Proclamation is attached to these minutes and therefore incorporated herein.

Mayor Dunn also thanked staff for the Christmas Tree lighting event.

B. Reports from Council Members/Town Committees

No reports from any Council

C. Report from Town Manager/Town Departments

Town Manager Sewell reported the following:

- Introduction of the new Finance Officer Jamie Privuzhak.
- Thanked the Council for the staff Christmas bonus gift.
- P3 contract phase was moving forward.
- Vickery Greenway Trail asphalt had been laid

Police Chief Franks reported the following:

- CALEA accreditation had finished Year 2 in May. A grant was awarded for \$30,000 to help cover the accreditation costs.
- The new K9 name had been put out on social media for suggestions and the top six would be voted on by community.

Planning Director Hsiang reported that Stevens Mill/Idlewild Crossing Memo had be sent to Council for review and he welcomed any feedback on the topic.

Parks and Recreation Director McSwain reported:

- Thanked the Council for coming to the Christmas event.
- The event schedule had been sent to the Council for the next calendar year.

3. Agenda Approval

Mayor Dunn recommended making the following changes to the Agenda:

- Move Agenda Item 8, *TOD Overlay*, to Agenda Items 5
- Move Agenda Item 9, *Police Department School Resource Officer Position*, to Agenda Item 6
- Move Agenda Item 6, *Privette Park Bids*, to Agenda Item 8
- Move Agenda Item 8.a., *Road Resurfacing Project – Phase 1 Bid*, to Agenda Item 9
- Add *Stallings Road Roundabout* as Agenda Item 11.a.

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

4. RZ22.09.02 – Stevens Mill Rd. (Recessed from 11-28-2022)

Mayor Dunn reopened the public hearing. Planning Director Hsiang explained the applicant submitted a general rezoning request for Single-Family Residential 1 (SFR-1) to Mixed-Use 2 (MU-2) at the location at parcel ID #0704003F, a property 7.98 acres in size on Stevens Mill Rd. The Planning Board recommended approval. Staff's report on RZ22.09.02 is attached to these minutes and therefore incorporated herein. Staff recommended approval of the request.

No one was present to give public comment on this item.

Applicant Dr. Sergey Denisovich stated he had no current plans for the property due to the county sewer situation, however plans could be a medical plaza. Currently, his practice was beside the property on another property.

Council had concerns over the buffering therefore Planning Attorney Mac McCarley recommended delaying the vote until Council's next meeting in order for staff to address those concerns.

Mayor Dunn closed the public hearing.

Council Member Richardson made the motion to delay decision on this item until January in order to give staff time to adjust the buffer on the site. The motion was passed unanimously by Council after a second from Council Member Grooms.

5. TOD Overlay

Original Agenda Item 8

Planning Director Hsiang reminded the Council it had identified maximizing development around the Atrium Hospital/Light Rail (Economic Development) as one of its top priorities. In order to do that, the development of a Transit Oriented Development (TOD) Districts was suggested to encourage and enable the development of moderate to high-intensity, compact, mixed-use urban neighborhoods near transit stations where people can live, work, shop, dine, and pursue cultural and recreational opportunities while enjoying a range of mobility choices. Mr. Hsiang's presentation on the TOD is attached to these minutes and therefore incorporated herein.

The Council had three options regarding the TOD:

- Option 1: Develop and accelerate detailed TOD Overlay standards with development bonuses to incorporate into the Ordinance.
 - Use a Consultant. Est. \$40k.
 - Advantages: Implementing standards to help preserve land and set desired development standards as soon as possible.

- Option 2: In-House. Implement the basic preservation techniques in exchange for development bonuses in a more limited area.
 - Wait to see if we receive the CRTPO grant.
 - Advantages: Low cost in the short term but could lose economic development opportunities long-term.
- Option 3: No action and wait to see if we receive the CRTPO grant; we would ultimately need development bonuses to preserve the Silver Line.

Council Member Grooms made the motion to select Option 2 has outlined by Mr. Hsiang. The motion was approved unanimously by the Council after a second from Council Member Hall.

6. Police Department School Resource Officer Position

Original Agenda Item 10

Chief Franks reminded the Council that this topic came due to the Uvalde, TX school shooting and that the Council directed staff to try to find funding options for a permanent fulltime School Resource Officer (SRO) Position at Stallings Elementary School. Due to Union County Public School receiving a federal grant to fund, SROs in the county, Chief Frank was requesting the Council add the position to the Town with the majority of the salary and expenses funded by the grant. Chief Franks' presentation regarding the School Resource Officer Position is attached to these minutes and therefore incorporated herein.

Council Member Scholl made the motion to accept the grant from Union County Public Schools and approve utilizing the listed funds for both equipment and salary costs for the new SRO fulltime police officer position. The motion was seconded by Council Member Richardson and passed unanimously by the Council.

7. Audit Report Presentation

Emily Mills with Potter and Co. presented the Audit report for the previous fiscal year to the Council. Potter and Co. issued an unmodified audit opinion (cleanest opinion) with no material misstatement.

A copy of the 2021-2022 Audit Report is available for inspection at the Stallings Town Hall.

8. Privette Park Bids

Original Agenda Item 6

Parks and Recreation Director McSwain reminded the Council that had approved staff going out to bid for enhancements to Privette Park. It was reported that the lowest responsible bidder also provided a layout and equipment desirable to the staff for the park. Ms. McSwain's presentation regarding this park and its enhancements is attached to these minutes and therefore incorporated herein.

Council Member Richardson made the motion to approve Creative Playscapes Bid for Privette Park for \$46,450 and move forward with construction for 2023. The motion was unanimously approved by the Council after a second from Council Member Grooms.

8.A. Parks and Recreation Maintenance Position Conversion

Parks and Recreation Director McSwain reminded the Council that it had been discussing over the last month converting a parks and recreation position into a highly category in order to meet the parks and recreation going maintenance demands and

Council Member Richardson made the motion to approve the Budgeted Maintenance Technician's title revision to Senior Maintenance Technician and increase the pay grade scale accordingly to the Town's most recently approved Pay Grade Study. The motion was unanimously approved by Council after a second from Council Member Hall.

9. Road Resurfacing Project – Phase 1 Bid

Original Agenda Item 8.A.

Town Engineer Parker explained that in accordance with the Stallings Bid Policy and NCGS §143-129 for road construction/repair, staff advertised the project manual for the 2022-2023 resurfacing contract with formal bidding procedures on November 4, 2022. Four sealed bids were received. The bids were reviewed by staff for clarity, completeness, errors, and omissions with the lowest responsible bidder for the contract is J.T. Russell and Sons, Inc.

Council Member Grooms made the motion to authorize the Town Manager to execute the 2022-2023 Phase 1 resurfacing contract with J.T. Russell and Sons, Inc. for the amount of \$1,060,291.50. Council Member Scholl seconded the motion to which the Council unanimously approved.

10. Police Department School Resource Officer Position

Moved to Agenda Item 6

Council took a brief recess at 8:55 p.m. and reconvened back at 9:02 p.m.

11. Finance Items

A. FPIC Response Letter

Finance Officer Gross reminded the Council that due to the on the previous year's auditor findings, the majority of the Council needed to sign the FPIC Response Letter stating the Town was on a UAL (Unit's Assistance List), the controls were working, and there were no findings in the current year's audit. The Council Members who were present signed the letter.

B. 5-year Forecast

Finance Officer Gross reviewed the 5-year Forecast with the Council noting the highlights. A copy of the 5-year Forecast is available for inspection at the Stallings Town Hall.

12. Organizational Meeting Items

A. Appointment of Union County Public Schools Liaison

Mayor Dunn appointed Council Member Drake as the Union County Public School Liaison.

B. Appointment of QUAD Alliance Liaison

The Mayor would remain the QUAD Alliance Liaison.

C. Charlotte Regional Transportation Planning Organization (CRTPO) alternate delegate

Mayor Dunn appointed Council Member Richardson as the Charlotte Regional Transportation Planning Organization (CRTPO) as delegate with the Mayor being the alternate delegate.

D. Appointment of Centralina Regional Council (CRC) delegate and alternate

Mayor Dunn appointed Council Member Scholl and Council Member Ayers as the Centralina Regional Council (CRC) delegate and alternate respectively.

E. Approval of 2023 meeting schedule

Council Member Ayers moved to approve the 2023 meeting schedule which was approved unanimously after a second from Council Member Scholl.

F. Approval of 2023 holiday schedule

The 2023 holiday schedule was approved unanimously by Council after a motion and second from Council Member Ayers and Scholl respectively.

G. Annual Retreat Date and Facilitator

Council Member Ayers made the motion to approve the Annual Retreat Date as February 25, 2023 with Curt Walton as the facilitator for \$4500. The motion was passed unanimously by Council after a second from Council Member Scholl.

12.H. Stallings Road Roundabout

Town Manager Sewell reminded the Council the Town had been working with NCDOT to provide landscaping for the bypass area in addition to the large gateway signage at the roundabout at the hospital. As the Council decided not to move forward with the cost of the gateway signage in the present budget, Mr. Sewell has been working with NCDOT for updated landscaping in that roundabout since the gateway signage would not be installed in the near future. NCDOT agreed to install the landscaping in the roundabout with the Town responsible for the future maintenance and upkeep.

Council Member Grooms made the motion to allow NCDOT to install the landscaping at the hospital roundabout. The motion was passed unanimously by Council after a second from Council Member Hall.

13. Adjournment

Council Member Hall moved to adjourn the meeting, seconded by Council Member Richardson, and the motion received unanimous support. The meeting was adjourned at 9:40 p.m.

Approved on February 13, 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