

**MINUTES OF THE TOWN COUNCIL MEETING
OF THE
TOWN OF STALLINGS, NORTH CAROLINA**

The Town Council of the Town of Stallings met for a meeting on June 8, 2020, at 7:00 p.m. via Zoom, a virtual electronic platform, due to the North Carolina declared state of emergency because of COVID-19. Public could access the meeting via phone (1-646-558-8656), web link (<https://zoom.us/j/94244744516?pwd=bGZQaTN1amFyUXRiRWFKQUtPUzdxdz09>), or the Zoom app (Meeting ID: 942 4474 4516; Password: 220911).

Those present and visible on camera were: Mayor Wyatt Dunn; Mayor Pro Tempore Lynda Paxton; Council Members Steven Ayers, Heather Grooms, John Martin, Brad Richardson, and David Scholl.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Marsha Gross, Finance Officer; Lynne Hair, Town Planner; Chris Easterly, Town Engineer; Police Chief Dennis Franks; 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 Ayers delivered the invocation. Mayor Wyatt Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

Jim Huben, Parkside, requested an update on the Potter Road/Pleasant Plains Intersection. Mr. Huben also requested to know who his Council Member representative was. He complimented the Town on the well-maintained Stallings Park. Mr. Huben also stated that he supported the Stallings Police Department as his father and grandfather were New York City Police Officers.

Boyd Everling, representative of the Divide Golf Course at 6803 Stevens Mill Road, was present to speak with the Council on the Stallings Noise Ordinance. He stated he had spoken with the Shannamara HOA Board and had given them the information regarding the issue. Mr. Everling stated that the HOA Board had taken a neutral position and that most neighbors were on the side of the golf course management.

1. Consent Agenda

- A. Minutes from the following meetings:
 - (1) 04-27-2020 – special
 - (2) 04-27-2020

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

2. Reports

A. Report from Mayor

Mayor Dunn had no report.

B. Report from Council Members/Town Committees

Council Member Martin reported that a proposal would be presented later in the meeting about how to rectify some stormwater issues.

Council Member Scholl deferred his report to Council Member Richardson regarding the Economic Development Working Group Meeting.

Council Members Paxton and Grooms had no reports.

Council Member Ayers reported that Union County Schools posted an updated regarding the 2021 school year in regard to the Corona virus. He also reminded all that two of the wooded picnic areas were wheelchair accessible areas in the park.

Council Member Richardson reported that he, Council Member Scholl, Union County's Chris Plate, Town Manager Alex Sewell, Assistant Town Manager Erinn Nichols and Town Planner Lynne Hair virtually met to begin discussing economic development for the Town of Stallings. The group would begin to craft an economic development plan for the Town. He also noted that the Town was seeking citizens to serve on the Economic Advisory Committee.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported the following:

- Bulk Pickup had been rescheduled the week of June 29.
- Potter Road/Pleasant Plain Intersection Improvement construction phase had been delayed due to the NCDOT's lack of funding due to the COVID-19 pandemic.
- The property in between Old Monroe Road and Potters Road (behind the McDonalds) would be cleaned up. Any remaining properties would be taken by the Old Monroe Road widening.
- Small Area Plans Meetings – Consensus from those meetings were to allow staff to bring SAP recommended changes to the Council.
- Police Chief Franks reported that all BLM protests in the area had been peaceful.

3. Agenda Approval

Mayor Dunn requested moving Agenda Item 5, *Divide Golf Course Maintenance*, to Agenda Item 3.A.; and Council Member Martin requested moving Agenda Item 6, *Chestnut Place Subdivision Stormwater (Martin)*, to Agenda Item 3.B.

Council Member Richardson made the motion to approve the Agenda as amended above. The motion was passed unanimously after a second from Council Member Scholl.

3.A. Divide Golf Course Maintenance

Original Agenda Item 5

Mayor Dunn explained the Golf Course Management had requested to be allowed to have a 5:30 a.m. start time for golf course maintenance. The Council approved such and changed the noise ordinance accordingly. Shannamara HOA then stated that it did not want the early start. Shannamara then met with the golf course, decided to take a neutral stance on the issue, and stated that there were more who were not concerned with the early maintenance start time than those that were. Council was now readdressing the issue.

Mr. Boyd with the Divide Golf Course stated that the golf course ownership did not feel it should change the start time on the golf maintenance. David Taylor, Pinnacle Golf Group and owner of the course, stated that all the facilities managed by the Pinnacle Golf Course had maintenance start times of 5:30 a.m. – 6 a.m. in order to maintain the course functioning and have the golf course maintenance safety maintained.

Council discussed the item. Council Member Richardson made the motion to recess a decision on this on item until June 22 and directed staff to reach out to the HOA and the residents that this item would be decided at the June 22 meeting. The motion was seconded by Council Member Ayers. The motion passed by a 3 to 3 vote (Council Members Martin, Paxton and Scholl opposing) with the Mayor breaking the tie in the favor of the motion.

3.B. Chestnut Place Subdivision Stormwater (Martin)

Town Manager Sewell explained Town Engineers had been working on a project in that community and some of the residents expressed dissatisfaction. Lots 34 and 35 had ongoing Town stormwater projects in order to maintain one of the channels and add capacity. Town Engineer Easterly further explained flooding was occurring on the rear of the properties making it necessary for the improvements.

Council Member Martin requested a third-party engineering firm be hired to do a hydraulic analysis to identify the causes of the issues and if the issues' mitigations were on public or private property. Council Member Paxton made the motion to authorize staff to seek a third-party hydraulic analysis up to an amount of \$20,000. The motion was seconded by Council Member Martin and passed unanimously by the Council.

4. 2020-2021 Proposed Budget Public Hearing

Mayor Dunn opened the public hearing. There was no public joining the meeting to give public comment.

Town Manager Sewell presented the Council the 2020-2021 Proposed Budget. Mr. Sewell's presentation is attached to these minutes and therefore incorporated herein. It was noted that the 2020-2021 Proposed Budget would be voted on by the Council at the June 22, 2020 meeting.

Mayor Dunn then closed the public hearing.

5. Divide Golf Course Maintenance

This Agenda Item was moved to Agenda Item 3.A.

6. Chestnut Place Subdivision Stormwater (Martin)

This Agenda Item was moved to Agenda Item 3.A.

7. Adjournment

Council Member Grooms moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at 8:55 p.m.

Approved on July 13, 2020.

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