

**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 May 13, 2024, 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, Graham Hall, and Laurie Wojtowicz.

Those absent were: Council Members Taylor-Rae Drake and Brad Richardson.

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; Eunice Donnelly, Parks and Recreation Director; Jessie Williams, Finance Officer; Karen Reid, Human Resources Officer; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and 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

A. Minutes from the following meetings:

(1) 04-08-2024

(2) 04-22-2024

B. FY25 Audit Contract

C. Amended Budget Ordinances

(1) #15 – PD Back to School Bash

(2) #16 –GASB 96

D. Historical Markers Wording

(1) Stallings Municipal Park

(2) Sustar School

Council Member Wojtowicz made the motion to approve the Consent Agenda as presented. The motion was seconded by Council Member Hall and passed unanimously. *Amended Budget Ordinance 15 – PD Back to School Bash* and *Amended Budget Ordinance 16 – GASB 96* are attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from Mayor

Mayor Dunn had no report.

Council Member Ayers arrived at approximately 7:15 p.m.

B. Report from Council Members/Town Committees

Council Member Hall and Wojtowicz had no reports.

Council Member Scholl reported that he had attended City Vision by the NCLM and reported that he enjoyed the Farmers Market.

C. Report from Town Manager/Town Departments

Town Manager Sewell presented the Council with the internal Budget Transfers List for visibility. He also reported that there had been good reports from the opening of the new Farmer's Market.

3. Agenda Approval

Mayor Dunn requested adding Agenda Item 3.A. as *Closed Session Pursuant to NCGS 143-318.11(a)(3)* and Agenda Item 8.A. as *Union County Community Development Block Grant (CDBG)*. He also requested removing Agenda Item 8, Closed Session Pursuant to 143-318.11(a)(6). Council Member Wojtowicz requested adding Agenda Item 8.B. as the *Building Code Legislation*.

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

3.A. Closed Session Pursuant to NCGS 143-318.11(a)(3)

Council Member Hall made the motion to go into Closed Session pursuant to NCGS 143-318.11(a)(3) inviting Planning Director Max Hsiang into the session to which Council Member Scholl seconded. The motion was passed unanimously by Council.

Council went into closed session at 7:11 p.m. and reconvened back into open session at 7:25 p.m.

4. TX24.03.01 (Continuation from 04-22-2024)

A. Text Amendment request for Production of Novel Oral Nicotine Delivery Products as a listed use (L) in Table 8.1 – Table of Uses in the Development Ordinance

Mayor Dunn reopened the public hearing. Planning Director Max Hsiang reminded the Council this was a Text Amendment request for Production of Novel Oral Nicotine Delivery Products as a listed use (L) in Table 8.1 – Table of Uses in the Development Ordinance which was originally discussed at the

April 22, 2024 Council Meeting. Staff recommended approval of the text amendment except for changing the wording to Non-Tobacco Nicotine (NTN) & Stimulant Delivery/Production.

John Synder, Government Relations Consult for the Pouch Factory, stated that the Pouch Factory was expecting to provide at least ten jobs in the beginning. There would be no direct sales to consumer from the location. The goal would be to begin production in July 2024. The nicotine would be certified organic and most of production would be shipped overseas.

There was no other public present requesting to speak on the item. Mayor Dunn closed the public hearing. Council Member Ayers made the motion to approve TX24.03.01 and seconded by Council Member Hall. The motion passed unanimously by Council.

B. Statement of Consistency and Reasonableness

Council Member Wojtowicz made the motion to approve the *Statement of Consistency and Reasonableness for TX24.03.01*. The second was made by Council Member Hall to which Council approved unanimously. The *Statement of Consistency and Reasonableness for TX24.03.01* is attached to these minutes and therefore incorporated herein.

5. Pavement Preservation Contract

Engineering Director Kevin 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 FY 2024 Pavement Preservation Program contract with formal bidding procedures. One bid was received and reviewed by staff for clarity, completeness, errors, and omissions. The sole and lowest responsible bidder for the contract was Slurry Pavers, Inc. at \$334,220.40.

Staff requested the Council approve the contract authorize the Town Manager to execute the Pavement Preservation Program Contract with Slurry Pavers, Inc. for \$334,220.40.

Council Member Hall made the motion to approve the Pavement Preservation Program Contract with Slurry Pavers, Inc. for \$334,220.40. The motion passed unanimously after a second from Council Member Scholl.

6. Engineering Items

A. Landscaping Contracts

- (1) Public Works
- (2) Parks and Recreation

Engineering Director Parker explained that Staff had been coordinating with Smith Grounds Management, the current landscaping contractor, to update and separate the current landscaping contract into two contracts: one each for Public Works and Parks and Recreation. The separated contracts placed all landscaping services for each Town-owned Park and Greenway under Parks and Recreation and places other Town-owned properties (Town Hall & PD, 2725 Old Monroe Road, 325 Stallings, 329 Stallings) and identified segments of roadsides under Public Works. The new contract would become effective on July 1, 2024, and would terminate on June 30, 2027.

Council Member Scholl made the motion to waive the Town's Bidding Policy by allowing Staff to abide by State statute(s) and authorize the Town Manager and Staff to execute the three-year Parks and Recreation and Public Works landscaping contracts with Smith Grounds Management, as outlined in the contracts' breakdown. The motion was approved unanimously by Council after a second from Council Member Hall.

B. Town Bidding Policy vs. State Statute Bidding Requirements

Engineering Director Parker explained the Staff was would like to amend the Town's Bidding Policy to be more consistent with the State's policy. Council requested Staff make the proposed changes and bring it back to Council for consideration.

7. Coffee with the Council (Scholl)

Council Member Scholl explained he would like to have a residents' coffee time available for questions or information and have the assistance of the Town Manager. Council gave consensus to allow Council Member Scholl to start facilitating these events once a quarter, not including the Town Manager during the election period.

8. Closed Session Pursuant to 143-318.11(a)(6)

This item was removed from the Agenda.

8.A. Union County Community Development Block Grant (CDBG)

Town Manager Sewell explained it was a US Federally funded program that provided support for housing and community development. The program was specific to low to moderate income area projects. Stallings needed to participate in the program with the county in order to apply for future projects that would qualify.

Council Member Scholl made the motion for the Town of Stallings to enter into a Cooperative Agreement with the Union County Community Development Block Grant (CDBG) program for Fiscal Years 2025-2027. The motion was seconded by Council Member Ayers and passed unanimously by Council.

8.B. Building Code Legislation (Wojtowicz)

Council Member Wojtowicz was concerned about the language in the new NC Building Code Legislation. The Town Manager provided the Council with the pros and cons from the NCLM comments about the bill. Town Manager Sewell recommended the Council Members contact the elected state representatives or the NCLM representatives. with any comments or concerns about the bill.

9. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 8:23 p.m.

Approved on June 10, 2024.

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