

**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 September 10, 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, 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; 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 Romanow delivered the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

Tracy Summerset, Fairfield Plantation, requested the Council consider an addendum to the animal control ordinance to allow for pot belly pigs as a domestic pet. Ms. Summerset had two pot belly pigs since 2011, in a privacy fenced yard. They were domestic pets and not farm animals. The pigs were also allowed by her homeowner's association.

Council held consensus to delay the enforcement of Ms. Summerset's code violation letter until the Council could discuss the issue.

Marvin Conningham, 6802 Stoney Ridge Drive, lived across from Ms. Summerset since 2011, and had no problem with the pigs. He stated no one would even know the pigs existed until they saw them because there was no pig waste, no smell, and no nuisance. Mr. Conningham wanted to provide a character witness for the pigs and Ms. Summerset.

1. Approval of Consent Agenda Items
  - A. 2018 Constitution Week Proclamation
  - B. Domestic Violence Awareness Proclamation
  - C. 9-11 Remembrance Proclamation\*

*\*added during motion to approve the Consent Agenda*

Council Member Paxton read the 9-11 Remembrance Proclamation aloud into the record.

Council Member Romanow made the motion to approve the Consent Agenda Items as presented in addition to adding the 9-11 Remembrance Proclamation to the Consent Agenda. The motion was

seconded by Council Member Scholl which passed unanimously by Council. The 2018 Constitution Week Proclamation, Domestic Violence Awareness Proclamation, and 9-11 Remembrance Proclamation are attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from the Mayor

The Mayor had no report.

B. Reports from Council Members/Town Committees

Council Member Paxton passed out her report to the Council. The report is attached to these minutes and therefore incorporated herein.

Council Member Martin reported that the sewer treatment plant in Country Woods East was complete. Some residents had also reached out to Mr. Martin concerning flooding areas which he would bring back to Council. He said there was a lot of community discussion about the upcoming Allen Black Development.

Council Member Romanow gave kudos to staff for reports and achievements. She also felt the newsletter looked good.

Council Member Scholl had no report.

Council Member Heyse reported that the Parks and Recreation Committee meetings were going well with preparations for Stallings Fest. She also stated that the Historical Committee meetings were going well and that they would be traveling to Union County to look at some records there. Council Member Heyse also thanked everyone for the newsletter.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- Departments achievements would now be on social media.
- Newsletter was a great success.
- New Town-wide street signs should start being installed in January and completed by June 2019.
- New Town Hall Timeline (construction, RFP, LGC approval process)
- State elected officials meeting – A meeting date that worked for everyone had proven to be a challenge. It was recommended a Stallings group go to Raleigh to meet the constituents in the January/February timeframe.
- Epcor public hearing and Traffic Impact Analysis would be on the Oct. 8 Agenda.

### 3. Agenda Approval

Mayor Dunn requested the following changes to the Agenda:

- Tabling Agenda Item 6, *2020-2029 TIP Development Program*
- Moving Agenda Item 7, *Downtown/Old Monroe Road Small Area Plan*, to Agenda Item 3.A.
- Tabling Agenda Item 11, *Performance Evaluation System*, and appointing a sub-committee to review the policies made up of Mayor Dunn and Council Member Paxton and Steele. *Council held consensus in the affirmative on the creation of this sub-committee.*
- Removing Agenda Item 13, *Stallings Fest Booths*
- Adding Agenda Item 13.A. as *Closed Session pursuant to NCGS 143-318.11(a)(3)*

Council Member Romanow made the motion to approve the Agenda with the above listed changes.

Council Member Steele seconded the motion which was passed unanimously by Council.

#### 3.A. Downtown/Old Monroe Road Small Area Plan

*Original Agenda Item 7*

Demetri Batches, Metrocology, presented the Downtown/Old Monroe Road Small Area Plan to the Council. Lynne Hair, Town Planner, explained this project began last spring and requested the Council approve the plan. It would then become a part of the Development Ordinance.

The Downtown/Old Monroe Road Small Area Plan is attached to these minutes and therefore incorporated herein.

Council Member Scholl made the motion to accept and adopt the Downtown/Old Monroe Road Conceptual Small Area Plan as presented. The motion received Council's unanimous support after a second from Council Member Romanow.

Council held consensus to redevelop the Stallings Park to coincide and mesh with the new Downtown/Old Monroe Road Small Area Plan.

#### 4. TX18.06.02 Accessory Structures

Mayor opened the public hearing. Town Planner Lynne Hair explained this was a request from staff for a text amendment to Article 2.10-2 No Accessory Structure in Setback and Article 8.4-2 Single Family Residential Districts (SFR-1, SFR-2, SFR-3) to clarify and create consistency for accessory structures in the ordinance. The Planning Board recommended approval of the text amendment.

There were no comments from the public. Mayor Dunn then closed the public hearing. Council Member Martin made the motion to approve TX18.06.02 Accessory Structures. The motion was seconded by Council Member Romanow and approved unanimously by Council. TX18.06.02 Accessory Structures Ordinance is attached to these minutes and therefore incorporated herein.

Council Member Romanow made the motion to adopt the Statement of Consistency and Reasonableness for TX18.06.02 to which Council Member Paxton seconded. The motion was passed unanimously. The Statement of Consistency and Reasonableness for TX18.06.02 is attached to these minutes and therefore incorporated herein.

5. Pay and Classification Study

Town Manager Sewell explained that this item was tabled from a prior meeting. The request was to use the MAPS Group to conduct a Pay and Classification Study.

After Council discussion on the necessity of this study, Council Member Romanow made the motion to approve entering into contract with the MAPS Group for a Pay and Classification Study. Council Member Heyse seconded the motion. The motion passed by a 3 to 2 vote with Council Members Paxton and Scholl opposing.

6. 2020-2029 TIP Development Program

*This item was tabled during the Agenda Approval.*

7. Downtown/Old Monroe Road Small Area Plan

*See Agenda Item 3.A.*

8. Downtown Grant Funds

Town Manager Sewell reminded the Council that the Town had received a state grant for economic development/downtown revitalization to be used for the CEM Small Area Plan. The Town requested \$30,000 but the state awarded the Town \$50,000 for these efforts. He requested the Council select how it would like to use the remaining \$20,000.

Council Member Romanow made the motion to use the remaining \$20,000 in grant funds for the engineering and permitting necessary for the Town Hall Streetscape. The motion received the Council's unanimous support after a second from Council Member Heyse.

9. Whetstone Road Abandonment Resolution

Town Planner Hair explained the Town received a request for a road abandonment on approximately .474-acre portion of Whetstone Drive. While this road was in the Town's maintenance system, it was not built to Town standards and the portion being requested for abandonment was not in good condition.

The process for right of way abandonment was three-step and involved the following:

1. Council adoption of a resolution and calling for a public hearing date to be established.
2. The resolution would then be published for four consecutive weeks prior to the hearing, and a copy of the resolution posted on the property for the same period.
3. Public hearing be held. (Oct. 8, 2018)

The applicant, Chestnut of Union, LLC was requesting the abandonment to utilize the property as a portion of their proposed development to be located on adjacent properties. By request of Council, the applicant conducted an appraisal to assess value of the land and it was established by the applicant's appraiser that the land was valued at \$31,000.

After Council discussion, it held consensus to request \$50,000 for the property.

Council Member Scholl made the motion to adopt the Whetstone Road Abandonment Resolution which was seconded by Council Member Romanow. The motion received Council unanimous support. The Whetstone Road Abandonment Resolution is attached to these minutes and therefore incorporated herein.

#### 10. Road Resurfacing Bids Contract

Assistant Engineer Parker explained that on August 29, 2018 bids were received and opened for 2018 road resurfacing project. The project was for the resurfacing of .93 miles. Three bids were received, and Red Clay Industries was the lowest bidder at \$345,432.09.

Council Member Romanow made the motion to authorize the Town Manager to execute a contract for the 2018 Road Resurfacing Project with Red Clay Industries for \$345,432.09. A second was made by Council Member Paxton and the motion was passed unanimously.

#### 11. Performance Evaluation System:

- A. Performance Review and Employee Development Program
- B. Performance Pay Policy
- C. Employee Certification and Training Policy

*This item was tabled during Agenda Approval and assigned to a sub-committee for review.*

#### 12. NCLM Annual Conference Voting Representative

Council Member Romanow made the motion to appoint Council Member Scholl as the NCLM voting representative for Stallings at the NCLM 2018 Annual Conference. The motion was seconded by Council Member Heyse and passed unanimously by Council.

#### 13. Stallings Fest Booths

*This item was removed during Agenda Approval.*

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

Council Member Romanow made a motion to go into closed session pursuant to NCGS 143-318.11(a)(3) which was seconded by Council Member Heyse. The motion was passed unanimously by Council.

*Council went into closed session at 8:32 p.m. and reconvened in open session at 8:38 p.m.*

Council Member Scholl made the motion to authorize Town Manager Sewell to sign the consent order in 18CVS985 Town of Stallings v. Wendover at Curry Place HOA, Inc. resolving the condemnation case for a payment of \$5,000. A second was received by Council Member Romanow. The motion received Council's unanimous support.

14. Adjournment

Council Member Paxton moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at 8:39 p.m.

Approved on November 13, 2018.

*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