

**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 August 13, 2018, 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 Shawna Steele.

Those absent were: Council Member Deborah Romanow.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Deputy Town Manager; Sgt Rodney Ivey and Sgt. Det. Brown; Lynne Hair, Town Planner; Chris Easterly, Town Engineer; Kevin Parker, Assistant Town Engineer; Ashley Platts, Parks and Recreation Director; and Marsha Gross, Finance Officer.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and Council Member Heyse 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) 06-11-18
- (2) 06-11-18 – closed
- (3) 06-25-18
- (4) 06-25-18 – 1st closed session
- (5) 06-25-18 – 2nd closed session
- (6) 07-09-18 – special
- (7) 07-09-18
- (8) 07-09-18 – closed

B. 2018-19 Amended Budget Ordinance 1

C. 2018-19 Amended Budget Ordinance 2

D. Order of Collection and Settlement Report, Mecklenburg County

E. NCDOT Chestnut Roundabout (TIP No. U-6091) Municipal Agreement with Betterments

Council Member Paxton made the motion to approve the Consent Agenda Items as presented. The motion was seconded by Council Member Scholl which passed unanimously by Council. The 2018-19

Amended Budget Ordinance 1, 2018-19 Amended Budget Ordinance 2, and Order of Collection and Settlement Report from Mecklenburg County are attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from the Mayor

Mayor Dunn thanked the Police Department for the National Night Out event.

B. Reports from Council Members/Town Committees

Council Member Paxton had no report.

Council Member Martin seconded the Mayor's comments regarding the National Night Out event.

Council Member Scholl agreed with the comments concerning the National Night Out event. He also reported that he attended the CCOG meeting where Town Planner Lynne Hair spoke about the Stallings Planning Process and represented the Town well.

Council Member Steele reported that she attended the Transportation Advisory Committee (TAC) meeting and heard a presentation from Kimley-Horn concerning the traffic analysis process which would be coming to Council. She also reminded everyone that school would be starting soon, and children would be at bus stops.

Council Member Heyse reported that the Historical Committee was finding a lot of history of Stallings.

C. Report from Town Manager/Town Departments

Town Manager Sewell thanked the Council and Staff for their help and well wishes during the birth of his son. He also thanked the Police Department for the National Night Out event. He then reported the following:

- New Town Hall Project – Engineering review was underway, and a new timeline would be out soon with breaking ground scheduled in January/February 2019.
- Technology – Council Meeting video options were being explored.

3. Agenda Approval

Mayor Dunn requested moving Agenda Item 7, *457(b) Opportunity*, to Agenda Item 3.A. Council Member Scholl made the motion to adopt the Agenda with the change listed above. Council Member Martin seconded the motion to which Council approved unanimously.

3.A. 457(b) Opportunity
Original Agenda Item 7

Jodie Musselwhite, Prudential Retirement - record keeper for the state's 401K plan, presented information on the 457(b) complimentary retirement plan to 401K. She explained the main components of the plan:

- Additional opportunity to tax defer retirement savings because the limits for the 401K and 457(b) were aggregated separately
- No early withdrawal penalty
- No cost to the Town
- All fiduciary burden was on the state
- Voluntary participation for employees
- Council Members could participate

Council Member Martin made the motion to adopt the Resolution to Adopt the North Carolina Public Employee Deferred Compensation Plan. The motion was passed unanimously after a second from Council Member Steele. The Resolution to Adopt the North Carolina Public Employee Deferred Compensation Plan is attached to these minutes and therefore incorporated herein. Mayor Dunn then read the above-mentioned resolution into the record.

4. Greenway Master Plan Presentation

Town Planner Hair reminded the Council that the previous summer the Council agreed to fund the creation of a Greenway Plan which was followed by a contract with Designation by Design. Designation by Design collected data via field investigations and open houses. Volunteers were recruited via the open houses and a Greenway Steering Committee was formed. The committee met early last summer helping the consultant refine a community survey regarding greenways. The survey was received well by the public. Through the survey, the parks and recreation department, and the budget process, it became apparent that a Parks Master Plan was also needed. The Greenway Plan's scope was then redefined to include a parks master plan.

Members of the Parks and Recreation Committee were present to advocate for the plan: Leigh Coulter, Julie Curtis, and Ken Manny.

Eric Woolridge, Destination by Design, noted that a public meeting would be held on September 20, 2018 where the entire plan would be unveiled. He then went through the research and unveiled the

preliminary plan. Mr. Woolridge's presentation is attached to these minutes and therefore incorporated herein.

Council held a general discussion on the topic.

5. Small Area Plans

A. State Awarded Downtown Revitalization Grant and CEM Small Area Plan

Town Manager Sewell explained 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. Mr. Sewell requested the Council authorize going into the contract with Destination by Design for the CEM Small Area Plan in the amount of \$30,000 as well as requesting the Council come to a consensus on how it would like to use the remaining \$20,000 of the grant funds.

Council Member Paxton made the motion to authorize the Town Manager to execute a contract with Destination by Design for \$30,000 for the CEM Small Area Plan. The motion was seconded by Council Member Martin and passed unanimously.

Town Manager Sewell advised that the extra \$20,000 could be used for:

- more shade in the park
- plans/engineering for streetscape for out front of town hall
- applied to new town hall

Council held consensus to bring back ideas at the next meeting for the remaining grant funds

B. Chestnut Small Area Plan

Council Member Paxton made the motion to authorize staff to execute a contract with Destination by Design for Chestnut Small Area Alan in the amount of \$28,000. Council Member Heyse seconded the motion which was passed unanimously by Council.

6. Idlewild Sidewalk and Planting Strip Enhancements

This item was tabled until a finalized road design was received from NCDOT for Idlewild Road prior to the Town deciding any enhancements or sidewalk plans along that corridor.

7. 457(b) Opportunity

See Agenda Item 3.A

8. Willowcroft Roads

Assistant Engineer Parker explained that the roads in Willowcroft Subdivision had been built to Town standards. Mr. Parker, Town Engineer Easterly, and Council Member Romanow met on site at the

subdivision to inspect the roads and address any final concerns. The developer, Meritage Homes, had asked that the Town take the subdivision roads and stormwater infrastructure into the Town maintenance system, a total of .41 miles of roads. The roads were built to Town standards and had passed engineering inspections.

Brian Collins, Meritage Homes, was present to address any Council concerns.

Council Member Scholl made the motion to accept the .41 miles of Willowcroft Subdivision Roads and stormwater infrastructure into the Town's maintenance system. Council Member Heyse seconded the motion. The motion passed by a 4 to 1 vote with Council Member Martin opposing.

9. Parks and Recreation Committee Application

Council Member Heyse made the motion to appoint Donna Flores to the Parks and Recreation Committee with term ending March 31, 2020. The motion received Council's unanimous support after a second from Council Member Martin.

10. Closed Session in Pursuant to NCGS 143-318.11(a)(5) and (6)

Council Member Paxton made the motion to go into closed session pursuant to NCGS 143-318.11(a)(5) and (6). Council Member Steele seconded the motion to which the Council unanimously supported.

Council went into closed session at 8:57 p.m. and reconvened in open session at 9:43 p.m.

11. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Stelle, and the motion received unanimous support. The meeting was adjourned at 9:43 p.m.

Approved on October 8, 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