

**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 March 25, 2019, 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 John Martin, Lynda Paxton, Deborah Romanow, and Shawna Steele.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Deputy Town Manager/Town Clerk; Chief Minor Plyler; Lynne Hair, Town Planner; David Furr, Planning Technician; Chris Easterly, Town Engineer; Kevin Parker, Assistant Town Engineer; Marsha Gross, Finance 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 for public comment.

1. Agenda Approval

Mayor Dunn recommended moving Agenda Item 7, *Concert Series Beer and Wine Sales*, to Agenda Item 2.A. and adding Agenda Item 9.A. as *Chestnut Round-About*.

Council Member Romanow made the motion to approve the Agenda with the above changes. The motion was passed unanimously after a second by Council Member Scholl.

2. Annexation 51 – Funderburke

Mayor Dunn re-opened the public hearing for Annexation 51 – Funderburke and recessed until a meeting in May. The developer would pay any new advertising costs for the hearing.

2.A. Concert Series Beer and Wine Sales

Original Agenda Item 7

Parks and Recreation Director Platts explained that the Town would be holding a Summer Concert series with four (4) dates of bands in the park. As a part of the event planning, food vendors and activities would be present. The Parks and Recreation Department would also like to request allowing the sell of

beer and wine at these events. The alcohol would be sold and served by a craft brewing company and would be contained in one area. The company would also obtain and hold all the necessary permits for such.

The Town ordinances allowed for beer and wine sales only at the Blues, Brews, and BBQ or as specifically approved by Council. Council discussed an ordinance change versus allowing an exception.

Council Member Martin made the motion to grant the exception for the sale of alcohol at the Summer Concert Series and revisit an ordinance change at a latter part of the year. The motion was seconded by Council Member Scholl and passed accordingly.

3. Closed Session Pursuant to NCGS 143-318.11(a)(3) and (5)

Council Member Romanow made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) and (5). The motion was seconded by Council Member Scholl and passed unanimously by Council.

Council went into closed session at 7:14 p.m. and reconvened in open session at 7:49 p.m.

Council Member Romanow made the motion to purchase parcel #07126010 for \$210,000 with the closing date of April 10, 2019. The motion was passed by Council unanimously after a second by Council Member Martin.

4. District 5 Seat

Mayor Dunn explained the Town received two (2) letters of interest for the District 5 Seat vacancy: Deborah Caine and Billy Birt, Jr. Each candidate was given the opportunity to introduce themselves and fielded questions from the Council.

Council held consensus not to select a candidate at that time. It would make a decision at a later date to select a candidate or re-advertise.

5. CEM Small Area Plan Presentation

Town Planner Hair explained the CEM Small Area Plan was approved in last year's budget after receiving some grant funds from the state. The plan was worked on for about six months and was complete.

Demetri Baches, Metrocology, presented the CEM Small Area Plan to the Council. He noted that CEM had approved the plan and were pleased with the plan. The CEM Small Area Plan is attached to these minutes and therefore incorporated herein.

Council Member Martin made the motion to adopt the CEM Small Area Plan for the Town of Stallings which was seconded by Council Member Scholl. Council unanimously supported the motion.

6. 2019 Committee (Re)Appointments

The following (re)appointments were made to Stallings Committees:

Historical Committee:

- Sandra Adcock
- Marie Garris
- Heath Guion

Council Member Romanow made the motion to reappoint the above individuals to the Historical Committee with terms ending March 31, 2021. The motion received Council's unanimous support after a second from Council Member Scholl.

Parks and Recreation Committee:

- Deborah Caine
- Melissa Pruitt
- Tatianna Romanow

Council Member Steele made the motion to (re)appoint the above individuals to the Parks and Recreation Committee with terms ending March 31, 2021. The motion received Council's unanimous support after a second from Council Member Romanow.

Planning Board/Board of Adjustment:

- David Barnes
- Misty Craver, 1st alternate
- Andrew Whitman, 2nd alternate
- Robert Wiley
- Jacqueline Wilson

Council Member Romanow made the motion to reappoint the above individuals to the Planning Board/Board of Adjustment with terms ending March 31, 2022. The motion received Council's unanimous support after a second from Council Member Martin.

Stormwater Advisory Committee:

- Richard Naegele
- Nanci Osvai

Council Member Paxton made the motion to reappoint the above individuals to the Stormwater Advisory Committee with terms ending March 31, 2021 with the understanding that the Council would

do an ordinance amendment in the near future to change the structure of that committee. The motion received Council's unanimous support after a second from Council Member Steele.

Transportation Advisory Committee:

- Helena Connors

Council Member Paxton made the motion to reappoint the above individual to the Transportation Advisory Committee with term ending March 31, 2021. The motion received Council's unanimous support after a second from Council Member Romanow.

7. Concert Series Beer and Wine Sales

See Agenda Item 2.A.

8. Text Change for Building Height (Martin, Paxton, Romanow)

Council Member Romanow explained that building height came up during discussions for one of the development agreements. It appeared there was a need to increase the height so that a product would be able to be obtained that was more in line with the quality and aesthetics that the Town desired.

After Council discussion, Council Member Scholl made the motion to instruct staff to create a text change for consideration which would allow for a building height of up to four stories. The motion was passed unanimously by Council after a second from Council Member Romanow.

Council Member Romanow made the motion to suspend the rules to move Agenda Item 9.A. to Agenda Item 8.A. The motion was passed unanimously by Council after a second from Council Member Paxton.

8.A. Chestnut Round About

Originally Agenda Item 9.A.

Town Manager Sewell explained that NCDOT had under estimated the cost of the Chestnut Round-About by over \$2M. It had requested the Town allow it to use the Town's \$350,000 betterment funds towards the project as a part of the required 20% match so that the project could remain viable. If this shift of funds was not approved by the Council, the project would be delayed indefinitely until funding was obtained.

Council Member Romanow made the motion to approve NCDOT's requested fund shift, paying \$50,000 once right-of-way acquisition was complete and \$300,000 to be paid post-construction with the

completion to be done summer of 2020 and contingent on NCDOT returning the money if the project did not proceed. Council Member Martin seconded the motion. The motion received Council's unanimous vote.

It was noted that Council Member Paxton would assume former Council Member Heyse's spot on the latest Atrium Development Agreement Subcommittee.

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

Council Member Romanow made the motion to go into closed session pursuant to NCGS 143-318.11(a)(6). The motion was seconded by Council Member Steele and passed unanimously.

Council went into closed session at 8:54 p.m. and reconvened in open session at 8:58 p.m.

9.A. Chestnut Round About

See Agenda Item 8.A.

10. Adjournment

Council Member Martin moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at 8:59 p.m.

Approved on April 8, 2019.

s/Wyatt Dunn

Wyatt Dunn, Mayor

Approved as to form:

s/Cox Law Firm, PLLC

Cox Law Firm, PLLC

s/Erinn Nichols

Erinn E. Nichols, Town Clerk