

February 25, 2019 Stallings Town Hall 315 Stallings Road Stallings, NC 28104 704-821-8557 www.stallingsnc.org

	Time	Item	Presenter	Action Requested/Next Step
	7:00 p.m.	Invocation Pledge of Allegiance Call the Meeting to Order	Wyatt Dunn, Mayor	NA
			Shawna Steele, Council Member	
	7:05 p.m.	Public Comment	Wyatt Dunn, Mayor	NA
1.	7:20 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve agenda as written. (ADD, IF APPLICABLE: with changes as described by Mayor Dunn) Motion: I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes:
2.	7:25 p.m.	Greenway Plan	Lynne Hair, Town Planner	Discussion and Possible Action Continued, if necessary, from special meeting at 6:00 p.m.
3.	8:00 p.m.	Committee and Board Member Appointment Policy Amendment	Alex Sewell, Town Manager	Approve amendment <i>Motion:</i> I make the motion to approve the Committee and Board Member Appointment Policy Amendment.
4.	8:05 p.m.	 Town Hall 2nd Floor Renovations A. Resolution to Exempt the Town of Stallings from the Competitive Proposal Provisions of NCGS §143- 64.31 B. Boomerang Contract Approval 	Alex Sewell, Town Manager	 Approve resolution and contract Motion: I make the motion to: Adopt the Resolution to Exempt the Town of Stallings from the Competitive Proposal Provisions of NCGS §143-64.31. Approve the contract with Boomerang for the Town Hall 2nd Floor Renovations Design.
5.	8:15 p.m.	2019-2020 Council Priorities	Alex Sewell, Town Manager	Clarify and approve priorities <i>Motion:</i> I make the motion to approve the 2019-2020 Council Priorities

6.	8:30 p.m.	Code of Ordinances Supplement 9	Erinn Nichols,	Adopt ordinance
			Dpty. Town Mgr.	
				<i>Motion:</i> I make the motion to adopt the Code of Ordinances Supplement 9.
7.	8:35 p.m.	Deputy Town Clerk Oath of Office	Erinn Nichols,	Administer Oath of Office
			Dpty. Town Mgr.	
8.	8:40 p.m.	Closed Session pursuant to NCGS 143-	Wyatt Dunn,	Recess into closed session
		318.11(a)(5)	Mayor	
				<i>Motion:</i> I make the motion to go into closed session pursuant to NCGS 143- 318.11(a)(5).
9.	8:50 p.m.	Adjournment	NA	Motion: I make the motion to adjourn.

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Agenda Item #



TO: Mayor Dunn; Town Council FR: Alex Sewell DATE: 2/19/19 RE: Committee Application Approval Process Amendment

<u>Purpose</u>: This memorandum's purpose is to follow-up on the Council discussion regarding a potential change to the committee application approval process and provide the requested draft language for consideration.

Background: At the 2/11/19 Town Council meeting, the Council discussed making changes to the committee application approval process. During the discussion, the following options were identified:

Option #1 - No change to the process.

Option #2 - Require committee applicants to attend a committee meeting of the committee to which they have applied to introduce themselves prior to Town Council consideration of their application.

Option #3 – Require committee applications to first go to the committee at issue. That particular committee would issue an advisory opinion for the Town Council to consider, and the Town Council would still make the ultimate decision.

The majority of the Town Council indicated they preferred option #2. To incorporate this change, the Council directed staff to provide draft language for consideration at the 2/22/19 Council meeting.

<u>Update</u>: Enclosed is the draft language for Council's consideration.

Decision-Point: For the Town Council to determine if it would like to approve the draft language, make alterations, or make no changes at all.



Section 1 - Policy Purpose

a) The purpose of this policy is to establish a uniform procedure to consider applications submitted for membership positions on Town of Stallings boards and committees in order to ensure that its boards and committees are staffed objectively and fairly with the most qualified volunteers possible.

Section 2 - Overview

- a) The Town Council has the right to suspend this policy and its procedures, in part or in total, when it is found necessary to fill a vacancy, or multiple vacancies, on an expedited basis.
- b) Notice of a vacancy on a board or committee shall be posted on the Town's website and shall be communicated to the public through the Town's normal communication channels including, but not limited to, the Town's email distribution list, newsletter, Twitter and/or Facebook Page.
- c) Appointment of a single individual to two (2) or more boards or committees is not permitted with the exception of Planning Board members who also serve as a member of the Board of Adjustment.
- d) Appointment of an applicant to a committee on which a member of the applicant's family is a current sitting member shall be prohibited.
- e) If an application is received for a board or committee on which there is no vacancy, the application will be kept on file in the Office of the Town Clerk for a period of one (1) year after the date of receipt.
- f) The application of any applicant who is not appointed when considered shall remain on file in the Office of the Town Clerk for a period of one (1) year after the date of consideration.
- g) Applications on file shall be considered should a vacancy become available on the desired board or committee as identified on the application and according to the procedures listed herein.

Committee and Board Member Appointment Policy



Section 3 - Definitions

 a) Family - shall be defined as spouse, child, parent, step-parent, brother, sister, grandparent, grandchild, niece, nephew, aunt, uncle, cousin, son-in-law, daughter-inlaw, father-in-law, or mother-in-law of the applicant or committee member as applicable.

Section 4 - Procedure

- a) All applications submitted by interested candidates for membership on Town boards and committees shall be submitted, either directly or indirectly by being forwarded, to the Town Clerk for official processing.
- b) The Town Clerk shall date stamp each application upon receipt at which time the application is considered officially received by the Town.
- c) Prior to presenting the application to Town Council for consideration;
 - i) -aA background screening of the applicant shall be performed in accordance with the Town of Stallings Committee and Board Member Background Screening Policy; and
 - c)ii) Prior to Town Council consideration, the applicant must attend a meeting of the committee to which they are applying to introduce him(her)self and observe the committee's processes.⁺
- d) When a vacancy exists, the application(s) of the applicant(s) who have not been disqualified as a result of the background screening shall be brought, by the Town Clerk, to Town Council for consideration for appointment to fill any expired or vacant term(s) in accordance with the procedures outlined in this policy.
- e) The Council shall, in a public vote, decide to either approve or deny the application.
- f) Applications for Vacant Positions:
 - A vacancy on a board or committee can occur either during a term or due to the expiration of a term.
 - ii) If a vacancy occurs on a board or committee before the end of the term, and if the board or committee has an alternate position(s), and that position has a seated

Committee and Board Member Appointment Policy

Page 2 of 4

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member, the first alternate shall fill the remaining duration of the vacant term and the second alternate will assume the first alternate position and so on and so forth.

- iii) If a vacancy becomes available on a board or committee before the end of the term, and if the board or committee does not have an alternate position(s) or if the alternate position is vacant then that vacancy shall be filled in accordance with the procedures outlined in this policy.
- iv) If a vacancy occurs as a result of the expiration of a term and the incumbent committee member does not desire reappointment then the vacancy shall be filled in accordance with the procedures outlined in this policy.
- v) The Town Clerk shall notify the applicant(s) of the Town Council's decision regarding their respective appointment as soon as possible following the Town Council's decision.

g) Applications for Reappointments:

- A Town committee or board member who desires to be reappointed to the same committee or board at the expiration of their current term shall submit an application to the Town Clerk in accordance with the procedures outlined in this policy.
- ii) For a reappointment, the application(s) shall be brought, by the Town Clerk, to Town Council for consideration in accordance with the procedures outlined in this policy.

Section 5 - Removal

- a) Members of Town boards and committees serve at the pleasure of the Town Council.
- b) The Council may, at its discretion, remove any member of any committee for any reason at any time with or without cause.

Section 6 - Related Information

- a) Amended this the 26th day of January, 2015
- b) Amended this the 22nd day of April, 2013.
- c) Amended this the 10th day of October, 2011.
- d) Adopted this the 11th day of April, 2011.

Committee and Board Member Appointment Policy



e) Town of Stallings Committee and Board Member Background Screening Policy.

f)__Town of Stallings Committee and Board Member Stipend Policy.

f)g) Amended this day the 25th day of February, 2019.

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Committee and Board Member Appointment Policy

Page 4 of 4



To: Town Council From: Alex Sewell, Town Manager Date: 2/19/19 RE: Existing Town Hall renovations – Design Services Contract

<u>Purpose</u>: This memorandum's purpose is to follow-up from discussion at the 2/11/19 Council meeting and provide the requested design contract for renovations to a portion of the existing Town Hall.

Background: In evaluating spacing needs for future construction plans, the Town Council evaluated a number of options at the civic building site including but not limited to renovating the civic building and constructing a new multi-story facility.

Much research and dialogue ensued. Ultimately, the Council opted for a conceptual "package" approach whereas a one story "New Town Hall" facility would be constructed on the civic building site along with a separate public works facility behind it, the existing Town Hall would have a portion renovated, and a separate Parks & Recreation facility established (Parks and Recreation would be housed transitionally in the New Town Hall facility).

This approach is reflected in the Town's Capital Maintenance and Infrastructure Improvement Plan (CMIIP) which indicates existing Town Hall renovations are scheduled for FY 2019-20.

At the 2/11/19 Council meeting, the Council discussed this timeline, gave support for starting design on the existing Town Hall renovations, and affirmed with the Town Manager that he would bring back a contract for the Council's consideration at the 2/22/19 Council meeting.

Update: Attached is a contract for design services, bid services, and construction administration. Staff recommend using the same architect (Boomerang) as the Town is using with our New Town Hall construction project. The Town can issue do this by issuing a waiver under its policies as the amount of the contract is (significantly) under the \$50,000 threshold.

The rationale is that Boomerang was previously selected by the Town as the most qualified firm for a similar project (municipal office/administration building), has in staff's opinion met expectations and been responsive to the Town's needs, and can provide institutional knowledge as Boomerang has worked with the Town on the New Town Hall project and understands what the Town is seeking to achieve. Additionally, going through an RFQ process would likely put the Town behind schedule given the scheduled renovation completion date of FY 2019-20.

These funds are not yet budgeted so the Town Council would need to approve a budget amendment in the future if it chooses to proceed.

Recommendation: Staff recommend:

- Approving the waiver resolution;
- Authorize the Town Manager to enter into the contract with Boomerang; and
- Authorized the Town Manager to proceed with programming and design of the renovations to the existing Town Hall facility.

Agenda Item # 4.A.



Resolution to Exempt the Town of Stallings from the Competitive Proposal Provisions of NCGS §143-64.31

WHEREAS, North Carolina General Statute 143-64.31 (Mini Brooks Act) requires the initial selection of firms to perform architectural, engineering, and surveying services on the basis of qualifications and without regard to fee; and

WHEREAS, the Town of Stallings proposes to enter into one or more contracts for such services for work on the Town Hall 2nd Floor Renovations design; and

WHEREAS, North Carolina General Statute 143-64.32(a) and local policies allow the Town Council in its sole discretion to exempt projects where the estimated professional fee is in an amount less than fifty thousand dollars (\$50,000) upon stating the reasons for exemption and the circumstances attendant thereto; and

WHEREAS, the Project entails a substantial architectural/engineering/design component; and

WHEREAS, the Town of Stallings desires to engage Boomerang for the purpose of providing design and planning services for the Town Hall 2nd Floor Renovations and the professional fee for that contract is not to exceed twenty-five thousand dollars (\$25,000);

WHEREAS, the Town of Stallings desires to exempt this project from the statutory qualification procedure and engage Boomerang because of the nature of the project and because Boomerang created the conceptual design for the new facilities;

NOW, THEREFORE, the Town Council of the Town of Stallings resolves the above described project is hereby made exempt from the provisions of North Carolina General Statute 143-64.31 (Mini Brooks Act) for the reasons stated in this resolution.

This the 25th day of February, 2019.

Wyatt Dunn, Mayor

Attest:

Erinn Nichols, Town Clerk

Approved as to form:

Melanie Cox, Town Attorney



February 19, 2019

Mr. Alex Sewell Town Manager 315 Stallings Road Stallings, NC 28106-4030

RE: Stallings – Renovation to Second Floor of Existing Town Hall Building SUBJECT: Proposal for Design Services

Dear Alex:

We appreciate the opportunity to present this proposal for design services. Our proposal is outlined as follows:

Proposed Scope of Work

- 1. To work with the Town to develop a plan to renovate the second-floor space that will be vacated once the new Town Hall is completed, (general area as indicted on attached drawing).
- 2. We will endeavor to meet, present, develop alternative schemes as needed to arrive at agreed upon solution.
- 3. Once a schematic plan is agreed upon, the architects and engineers will complete working drawings to base a construction price.
- 4. The work will be performed under the original Owner/Architect Agreement dated September 19, 2017 as an additional service.
- 5. The work will be packaged as a proposal request submitted to Hoss Contracting for pricing. If accepted the work will be incorporated into the current Town Hall construction contract. Project documents in effect for the existing work underway shall be used where applicable.
- 6. If it is determined that the work will not be accepted as a change order to the work currently underway an additional fee shall be charged to prepare bid documents, formally bid the work, prepare new contract documents and perform construction administration separate from the current work underway.

Proposed Compensation:

Scope 1-5: Boomerang Design proposes to perform the work above and develop the proposal request for the lump sum fee of \$17,160.00

Scope 6: Boomerang Design proposes to prepare bid documents, prepare contract documents, oversee a formal public bid of the work and perform separate construction administration for the lump sum additional fee of \$4500.00 (This amount will be added to the amount of Scope 1-5). The scope under

Boomerang DESIGN Page 2 of 2 Letter to: Mr. Alex Sewell Feb. 19, 2019

item 6 would be charged only if the proposal request is not issued or accepted and it is decided that you would prefer to bid the work separately.

If this is an agreeable arrangement, please sign in the space below and return one original to our office for our files.

If you have any questions or need additional information, please let us know. Thank you for the opportunity to provide this information for your consideration.

Sincerely, Boomerang DESIGN

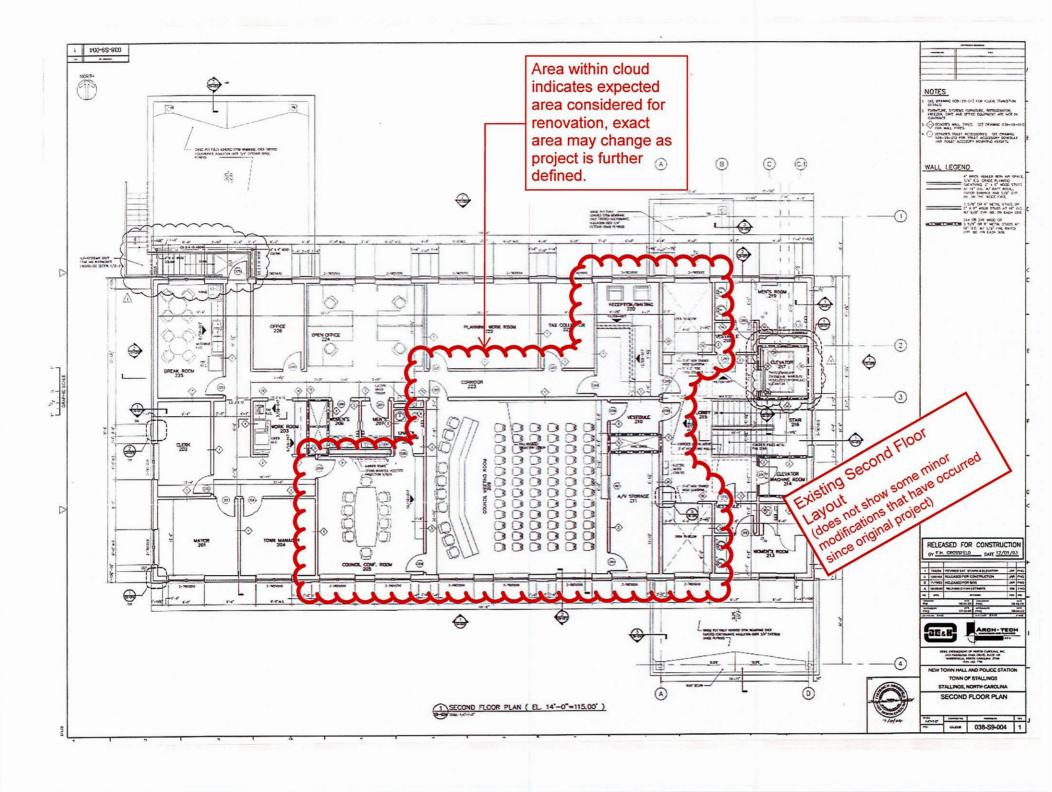
4. Richar Prour

G. Richard Brown, AIA

Notice to proceed with work as outlined above accepted by:

Name

Date





To: Town Council From: Alex Sewell, Town Manager Date: 2/19/19 RE: **2019 Annual Retreat – Follow-up and Clarification**

<u>Purpose</u>: This memorandum's purpose is to follow-up on the 2019 Annual Retreat to ensure organization, clarification, and confirmation of Town Council Priorities.

Background: The Town Council held its Annual Retreat on February 9, 2019. Prior to the Retreat, each Council member was asked to share 3 to 5 items that they wanted to accomplish in the upcoming fiscal year.

Facilitator Mr. Leamon Brice assisted the Council in a consensus-building process. Each elected official shared their goal list and discussed each goal so meaning could be understood. During this discussion, goals were placed on a flip chart. Next, each official was given a limited number of green dots (indicating a top individual priority goal) and yellow dots (indicating a secondary individual priority goal) to place beside priorities on the list. After each elected official selected their individual priorities, dot votes were tabulated and goals were placed in categories.

Enclosed are Mr. Brice's notes from the meeting and the raw data showing vote tabulation. Mr. Brice noted, "*Twenty-six goals received votes*. As always, some of the priorities require work to create an implementation plan and depend upon others and opportunities. While some are on-going items that will never be completed. With a fulltime communications staffer [the Town] should be able to accomplish the Public Engagement items with the exception of the holiday parade."

Manager Follow-Up & Organization: As with any process that builds group consensus toward priority setting, there is some organization and clarification that is necessary post-meeting.

As Town Manager, it is my duty to implement the policies and priorities of the Town Council. To carry out this duty, I must ensure that the list of priorities are the Town Council's collective priorities and not simply a collection of individual priorities. As such, please allow me to attempt to organize these priorities for two reasons. First, to provide a template for Council discussion in order to further clarify what actually are the Council's *collective* priorities. Second, to provide

logical organization and categorization to understand themes and assist in goal achievement.

Again, my goal in providing a draft organizing framework is to further clarify the Council's collective priorities. This will allow me to implement the Council's priorities.

To help understand the Council's top priorities, organize these priorities, and facilitate discussion, I developed a quantitative methodology for listing priorities. Under this methodology, I assigned points to green and yellow dots. A green dot, given its status as a top priority of a Council member, was given 2 points. A yellow dot, given its status as a secondary priority of a Council member, was given 1 point.

The below chart shows every priority that earned at least 3 points. The significance of this 3 point threshold is that it removes any priority that only got one individual vote. The result is the top ten council priorities:

Ranking by Point Total	<u>Point</u> <u>Total</u>	<u>ltem</u>
1	8 points	Conduct town business in a fiscally responsible manner
2	7 points	Implement the UDO and SAP
T-3	5 points	Adopt and prepare to implement the Parks & Recreation Master Plan
T-3	5 points	Implement the greenway/sidewalk plan
⊤-3	5 points	Explore Public Private Partnerships
Т-6	4 points	Put on a holiday parade
Т-6	4 points	Secure the hotel tax
T-8	3 points	Conduct a citizens academy
⊤-8	3 points	Create a long-range financial plan for town operations & capital needs
⊤-8	3 points	Participate in TCC and CRTPO to gain funding

Taking these top ten priorities and organizing them into common categories similar to the current fiscal year priorities could look like this:

DRAFT FY 2019-20 TOWN COUNCIL PRIORITIES

- 1.) Fiscal Responsibility
 - a. Conduct Town business in a fiscally responsible manner
 - b. Secure the hotel tax
 - c. Create a long-range financial plan for town operations and capital needs
- 2.) Plan Implementation
 - a. Implement the UDO and Small Area Plans
 - b. Adopt and prepare to implement the Parks & Recreation Master Plan
- 3.) Improve Transportation Network
 - a. Implement the greenway/sidewalk plan
 - b. Participate in TCC and CRTPO to gain funding
- 4.) Economic Development
 - a. Explore Public Private Partnerships
- 5.) Public Engagement
 - a. Put on a holiday parade
 - b. Conduct a citizens academy

Next Steps: The Manager is seeking clarification on priorities from the Council.

Attachment A - Facilitator Mr. Leamon Brice's notes

February 9, 2019

9:00 am – 1:pm

Shannamara Club House

Mayor Dunn opened the meeting and called on Alex to introduce Leamon Brice the facilitator.

Brice confirmed the purpose of the retreat was to build consensus for the FY 19/20 goals. The proposed process involved councilpersons sharing their goals, agreeing to meaning through discussion, to be followed by placing dots on the list to determine the highest priorities.

Ground rules for breaks and conduct were reviewed.

Each elected official then shared their goal list and discussed the goal to agree upon meaning. Goals were placed on a flip chart as they were discussed. Elected officials then placed limited numbers of green dots for top priority and yellow dots for second priority goals on the list to set priorities. Dots were tabulated and goals were placed in categories. The attached spreadsheet lists the elected official goals in priority order by category.

Twenty six goals received votes. As always some of the priority goals require work to create an implementation plan and depend upon others and opportunities. While some are on-going items that will never completed.

With a fulltime communications staffer should be able to accomplish the Public Engagement items with the exception of the holiday parade.

The following goals are never completed however you may want to measure some of them to insure they are being done:

Fiscal responsibility

Implement the UDO and SAPs

Participate in CRTPO

Engage NCDOT

Pursing alternatives to the super street

These goals depend on opportunity:

Prepare plans refried to secure grants

Explore public private partnerships

As staff presents the goals in the Score Card format and the FY 19/20 budget is prepared the council should consider further prioritizing the goals to make sure they can be achieved.

Brice asked the council to critique the retreat. Council indicated there was a proper balance of moving the discussion along and allowing dialogue, blended with experience shared by the facilitator.

Mayor Dunn thanked everyone and the retreat ended.

Town of Stallings

Fiscal Year 19/20 Strategic Goals

	Green	Yellow	
Category	Dots	Dots	Goal
Public Engagement			
	1	2	Put on a holiday parade
		2	Better utilize the website to communicate with citizens
		2	Use social media to communicate with citizens
		2	Provide weekly updates to citizens
	1	1	Conduct a citizens academy
		1	Provide recycling education
		1	Expand the newsletter offering
		1	Fully utilize the Stallings Brand
Finance			
	4		Conduct town business in a Fiscally Responsible manner
	1	2	Secure the Hotel Tax
		3	Create a long range financial plan for town operations and captial needs
	1		Reduce the tax rate by 1/2 cents
Planning			
	3	1	Implement the UDO and SAP
	2	1	Adopt and prepare to implement the Park and Recreation Master Plan
	1		Adhere to the Small Area Plans and utilize land banking as needed
	1		Include council vision for community building in park and recreation programing
	1		Conduct planning required to make grant applications
Transportation			
	2	1	Implement the greenway/sidewalk plan
	1	1	Participate in TCC and CRTPO to gain funding
	1		Seek transportation alternatives to super streets
		1	Engage NCDOT to communicate Stallings transportation needs

Economic Development			
	2	1	Explore Public Private Partnerships
	1		Create and charge an Economic Development Committee
Operations			
•		2	Identify and complete infrastructure beautification projects
	1		Adhere to Storm Water requirements/sweep streets
		1	Create an Adopt A Spot program
Other listed items			
			Council/Staff/Citizens coffees
			Highlight businesses
			Website ticketing for code enforcement
			Be transparent with developers
			Use UDO to address blight
			Partner with neighboring towns on greenways and other opportunities
			Capital funding for greenways and parks
			Land banking
			Committee appreciation
			Track viewing data on council meeting streaming
			Connect greenways
			Finish town hall
			Pursue grants
			Implement exisitng plans before completing more

Agenda Item # _ @



AN ORDINANCE ADOPTING THE CODIFIED CODE OF ORDINANCES with SUPPLEMENT NINE

WHEREAS, American Legal Publishing Corporation has completed the codified version with Supplement Nine to the Code of Ordinances of the Town of Stallings; and

WHEREAS, the supplement contains all ordinances of a general and permanent nature enacted since the prior supplement to the Code of Ordinances of the Town of Stallings; and

WHEREAS, the codified ordinances contain the official ordinances of the Town;

NOW THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Stallings, NC that the codified version through Supplement Nine to the Code of Ordinances of the Town of Stallings is the official version for the Town.

ADOPTED this the 25th day of February, 2019.

Wyatt Dunn, Mayor

Attest:

Erinn Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

Agenda Item #___



OATH OF OFFICE

I, Kim Jones, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Deputy Town Clerk for the Town of Stallings, so help me God.

This the 25th day of February, 2019.

Kim Jones

Subscribed and sworn to before me this the 11th day of February, 2019.

Erinn E. Nichols, Notary Public My commission expires: