

**MINUTES OF THE TOWN COUNCIL MEETING
OF THE
TOWN OF STALLINGS, NORTH CAROLINA**

The Town Council of the Town of Stallings met for a meeting on May 11, 2020, at 7:00 p.m. via Zoom, a virtual electronic platform, due to the North Carolina declared state of emergency because of COVID-19. Public could access the meeting via phone (1-646-558-8656), web link (<https://zoom.us/j/91155561494?pwd=dFl2amFCU2U0Mk9lTTkyQTl5VndiUT09>), or the Zoom app (Meeting ID: 911 5556 1494; Password: 023993).

Those present and visible on camera were: Mayor Wyatt Dunn; Mayor Pro Tempore Lynda Paxton; Council Members Steven Ayers, Heather Grooms, John Martin, Brad Richardson, and David Scholl.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Lynne Hair, Town Planner; and Chris Easterly, Town Engineer.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and delivered the invocation. Mayor Wyatt Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

No one joined the electronic meeting who wanted to give public comment.

1. Consent Agenda Approval

A. Minutes from the following meetings:

- (1) 03-09-2020
- (2) 03-09-2020 – closed
- (3) 03-30-2020 – special
- (4) 04-14-2020
- (5) 04-20-2020 – special

Council Member Grooms made the motion to approve the Consent Agenda as presented. The motion was seconded by Council Member Ayers and passed unanimously.

2. Reports

A. Report from Mayor

Mayor Dunn had no report

B. Report from Council Members/Town Committees

Council Member Ayers thanked the engineering staff for handling some issues with stormwater and walking the areas in question with him.

No other Council Members had reports.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported the following:

- NCDOT was experiencing cash flow issues and projected revenue losses. The Chestnut Lane Roundabout project had already been awarded and executed and would move forward as projected. However, the other projects in Stallings had been halted per state statutes regarding funds minimums.
- He requested that the Council's open space goals be sent to Town Planner Hair.
- Assistant Town Manager Nichols reported that Waste Connections had agreed to pick-up yard waste via the recycling carts or the regular method of placing the yard waste by the curb.

3. Agenda Approval

Mayor Dunn requested Agenda Item 7, Electronic Meetings Policy, be moved to Agenda Item 4.A.; removing Agenda Item 8, *Divide Golf Course Maintenance*; and adding Agenda Item 7.A. as *Continued 2020-21 Budget Discussions*.

Council Member Richardson made the motion to approve the Agenda as amended above. The motion was passed unanimously after a second from Council Member Paxton.

4. DA19.11.01 – Union Park Towns/Exeter Development

Council Member Paxton reminded all that she had been recused from this item at the last meeting as her family owned some of the land that was a part of this project. Mayor Dunn then reopened the public hearing.

Town Planner Hair reminded the Council that on April 27, 2020, this project was introduced to the Council. This was a Development Agreement for a 217-unit townhome project, mainly alley fed, on 25.72 acres located on Stallings Road. The property was zoned MU2 where townhomes were a permitted use. The project was compromised of four properties near the Monroe Bypass. There were two entrances into the project from Stallings Road. The development agreement subcommittee and the Planning Board recommended unanimous approval of the project. No public was present at the April 27,

2020 meeting to address the Council about this project. Council held questions about open space and the applicant was present to give more information about the open space issue on the project.

Jeff Smerko (Exeter Development), John Holcomb (Kimley-Horn), Jonathan Hess (NVR/Rylan Homes) joined the meeting with Susan Irving, attorney for the project, who presented to Council. This presentation is attached to these minutes and therefore incorporated herein.

Council discussed neighborhood connectivity in the agreement. Exeter Development agreed to add language to the site plan exhibit that stub connections would be built to the property line as well as add language to the Development Agreement which would mirror that information in the declaration and covenants, and add neighborhood signage noting future connectivity.

Laura Wojtoicz gave a public comment and stated that she wanted the streets to become public streets. Mayor Dunn then closed the public hearing.

Council Member Scholl made a motion to approve DA19.11.01 – Union Park Towns/Exeter Development as amended in the discussion above regarding street connectivity. Council Member Martin seconded the motion. The motion passed with a 4 to 1 vote with Council Member Grooms opposing. (Council Member Paxton was recused.)

4.A. Electronic Meetings Policy

Original Agenda Item 7

Town Attorney Cox explained that there were a few changes to the Electronic Meetings Policy including: 1) electronic meetings were only allowed by the Governor or the Legislature; 2) being seen on electronic meeting; 3) roll call voting; 4) voting requirements if present; and 5) making efforts to show all documents.

Council Member Paxton made the motion to adopt the Electronics Meetings Policy as presented. The motion passed unanimously after a second from Council Member Martin. The Electronic Meetings Policy is attached to these minutes and therefore incorporated herein.

5. Potter Road/Stallings Road Intersection Design

NCDOT Division Brett Canipe and Alex Foster presented the Council with the design of the Potter Road/Stallings Road Intersection. The project began initial discussions in 2017. The presentation by NCDOT is attached to these minutes and therefore incorporated herein.

Council decided not to hold further discussion on this item waiting until it was able to meet back in person so that it could more closely look at the design documents. NCDOT would also investigate on-street parking options.

6. NCDOT Road Abandonment Request Quarter Horse Drive

Town Engineer Chris Easterly explained this was a request from NCDOT to abandon a portion of the subject road from the State Maintained Road System. The road could be recommended for abandonment upon receipt of a resolution from the Town Council. The 0.2 miles NCDOT was requesting to abandon were never abandoned and there was currently a subdivision in its place instead of the roadway. There was a remaining 0.17 miles of Quarter Horse Drive that was to remain in the system.

Mayor Dunn read the Resolution for Abandonment Request Quarter Horse Drive into the record. Council Member Richardson made the motion to approve the Resolution for Abandonment Request Quarter Horse Drive. The motion was seconded by Council Member Grooms and passed unanimously. The Resolution for Abandonment Request Quarter Horse Drive is attached to these minutes and therefore incorporated herein.

7. Electronic Meetings Policy

This Agenda Item was moved to Agenda Item 4.

7.A. Continued 2020-21 Budget Discussions

Council continued the 2020-21 Budget Discussions from the special budget meeting prior that evening. Council held consensus to include in the Town Manager's Recommended Budget the shades for Stallings Municipal Park (\$20,000) and the two expenses for the Farmer's Market (start up and infrastructure - \$33,000). Council also held consensus to reduce Parks and Recreation Events and increase Programming.

The consensus was also held by the Council to delay the Stallings Road demolition on the home owned by the Town.

Assistant Town Manager Nichols explained to the Council the options for the lobbies refresh in the existing Town Hall as the renovations were currently taking place on the second floor. Council held consensus in general on approving the lobbies refresh with staff bringing back flooring options and holding off on the front outside doors/key fob system replacement.

The Council held consensus to use laptop replacement for staff teleworking capabilities and to fund historical signs and economic development needs.

8. Divide Golf Course Maintenance

This Agenda Item was removed during Agenda Approval.

9. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Grooms, and the motion received unanimous support. The meeting was adjourned at 9:38 p.m.

Approved on July 13, 2020.

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