

**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 October 11, 2021, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Pro Tempore Lynda Paxton; Council Members Steven Ayers, Heather Grooms, Brad Richardson, and David Scholl.

Those absent were: Mayor Wyatt Dunn.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Ashley Platts, Parks and Recreation Director; Brian Price, Public Works Director; Marsha Gross, Finance Officer; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Pro Tempore Lynda Paxton welcomed everyone to the meeting and Council Member Heather Grooms delivered the invocation. Mayor Pro Tempore Paxton then led the Pledge of Allegiance and called the meeting to order.

Public Comments

Julie Filter, Park Place, due to the lots of contamination of chicken from grocery stores and cost of eggs and chicken, she wanted the Council to consider an updated poultry ordinance to allow backyard chickens. She stated that chickens produced chicken fertilizer, made good pets and were easy to take care of. Ms. Filter stated that many local towns allowed for backyard chickens but Stallings did not. She requested an official ordinance allowing chickens with reasonable standards.

Bob Ragon, 5000 Cinnamon Drive, was present to speak about the speed limit at the Chestnut Road Roundabout. It was 45 mph from all directions, and he requested a lower the speed limit as it was dangerous to cross near Colonel Beatty Park and dangerous to get from the new apartments to Mario's.

1. Approval of Consent Agenda Items

A. Minutes from the following meetings:

- (1) 08-09-2021 – closed
- (2) 08-23-2021 – special
- (3) 08-23-2021 – closed
- (4) 09-13-2021 – special
- (5) 09-13-2021 – closed 1
- (6) 09-13-2021
- (7) 09-13-2021 – closed 2
- (8) 09-20-2021 – special

(9) 09-24-2021 – special

B. Town Hall Door Replacement/Key Fob System

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

2. Reports

A. Report from the Mayor

Mayor Dunn was not present to give a report.

B. Reports from Council Members/Town Committees

Council Member Scholl reported that he has participated in the Centralia Regional Council meeting regarding the new section of the light rail.

Council Member Grooms had no report.

Council Member Ayers informed all that at the WUMA meeting it was reported that the new library plans near Waxhaw were being finalized. The group also talked about the issues with local AirBnB because they were not long term or short-term rentals. Union County Police were also seeing upticks in scams against the elderly.

Council Member Paxton stated she enjoyed the Union West Atrium tour.

Council Member Richardson had no report.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following issues:

- On the audio of the meetings, some of the members voices were faint so please speak into microphones
- Town budget issues have been sent to the state officials in Raleigh.
- Street resurfacing would be finished by the end of next week.
- Assistant Town Manager Nichols reported that the Town was waiting on the Monroe Union County Economic Development Commission to form. Once that happened, that entity would hire the Economic Development person who would partially serve the Town of Stallings.
- Parks and Recreation Director Platts reported to the Council on the future enhancements to Blair Mill Park (new playground apparatus, ADA compliance,

landscaping); Privette Park Phase One; and a reminder that Stallings Fest was coming up on September 23.

- Finance Officer Gross stated that the Council had received the Town's updated Five-Year Financial Plan. The Plan would be formally presented to the Council at its next meeting. The Plan showed a 3% escalation in revenue.

3. Agenda Approval

Mayor Pro Tem Paxton requested adding attorney client privilege to the closed session, subsection (3), to Agenda Item 11. Council Member Ayers requested adding Agenda Item 10.A., Backyard Chickens.

Council also held consensus to have staff bring back information regarding the speed limits and crosswalks around the Chestnut Road Roundabout.

Council Member Richardson made the motion to approve the changes with the above noted additions. The motion as seconded by Council Member Scholl which passed unanimously.

4. Parks and Recreation – Blair Mill Greenway

- A. Background and Update – Ashley Platts
- B. Review Funding Plan – Marsha Gross
- C. Plan Review – Destination by Design

Parks and Recreation Director Platts reviewed the background and updates on the Blair Mill Greenway and explained that staff was requesting Council authorize staff to take the necessary actions to bid the project. The background information and request from Director Platts is attached to these minutes and therefore incorporate herein

Finance Officer Gross explained that the Council had set aside \$550,000 in the CMIP for this portion of the Greenway and there was an additional \$82,000 available from Fees in Lieu of Parklands.

Eric Woolridge, Destination by Design, presented the Council with the plans for the Blair Mill Greenway. These plans and presentation are attached to these minutes and therefore incorporated herein.

Council Member Ayers made the motion to authorize and direct staff to take necessary actions to bid the project, Vickery portion of the Blair Mill Greenway Project. The motion was seconded by Council Member Grooms and passed unanimously by Council.

5. Municipal Survey Partnership with Western Carolina University

Assistant Town Manager Nichols explained that the Town had an opportunity to partner with Western Carolina University to conduct a new municipal survey, one of Council's priorities. The cost would be \$7200. Ms. Nichols' memo regarding this item is attached to these minutes and therefore incorporated herein.

Council Member Scholl made the motion to have staff partner with Public Policy Institute to conduct a citizen survey as outlined in the Town Council's priorities. The motion was seconded by Council Member Ayers and passed unanimously by Council.

6. Waste Connections Contract Amendment

Assistant Town Manager Nichols explained that Waste Connections had requested removing the recycling perks component from the Town's contract. Ms. Nichols negotiated removal of that component with the addition of Waste Connections sponsorship of the Town's two annual shred events as well as the annual sponsor of the Town's Christmas event until the end of the contract.

Council Member Scholl made the motion to approve the Waste Connections Contract Amendment with Council Member Grooms seconding. The motion was passed unanimously by Council. The Waste Connections Contract Amendment is attached to these minutes and therefore incorporated herein.

7. Powell Bill Formula Discussion (Scholl)

Council Member Scholl requested Council discuss the possibility of lobbying for a formula change for Powell Bill. After Council discussion, it was consensus to have Council Member Paxton send Bob Cook's information to the rest of Council for further consideration.

8. Right-of-Way/Sidewalks Grass Cutting (Scholl)

Council Member Scholl explained that he knew of three instances in the past month where residents were complaining about the cutting along Stallings Road and requested an update on cutting along the sides of the road.

Public Works Director Brian Price explained that Council had directed staff bid out these landscaping issues throughout Town. The staff had gone out to bid, received no bids, went out to bid again and received one bid. Staff would be bringing the information regarding that bid at its next meeting.

9. Citizen Advisory Committee (Paxton)

Policy and Structure Review

Council Member Paxton explained the Town had many committees and many vacancies on those committees. She requested the Council review its committee policy as far as the number of committees and their structures.

10. Government Center Public Use (Paxton)

Council Member Paxton reported that she had several people requesting to use the Town's new Government Center for rentals. Council held discussion about the possibility of rentals in the Government Center.

10.A. Backyard Chickens Information (Ayers)

Council Member Ayers stated that a number of people wanted backyard chickens and wanted Stallings to do what Matthews and Indian Trail was doing in allowing backyard chickens. Council held consensus to have staff investigate what neighboring Towns were doing in regard to backyard chickens and how it was policed.

11. Closed Session pursuant to NCGS 143-318.11(a)(5), (6), and (3)

Parcels: 07126007A; 07129315

Council Member Grooms made the motion to go into closed session pursuant to NCGS 143-318.11(a)(5), (6), and (3). The motion received Council's unanimous support after a second from Council Member Scholl.

Council Member Richardson made the motion to invite Finance Officer Gross and Broker Greg Cox into the closed session. The motion was seconded by Council Member Ayers and received Council's unanimous support.

Council recessed into closed session at 8:48 p.m. and reconvened into open session at 10:19 p.m.

12. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at 10:20 p.m.

Approved on December 13, 2021.

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