

**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 Monday, March 26, 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, Deborah Romanow, and Shawna Steele.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Deputy Town Manager; Chief Minor Plyler; Lynne Hair, Town Planner; Kevin Parker, Assistant Town Engineer; 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.

Special Presentation

Chief Minor Plyler

Chief Minor Plyler reminded the Council of the nuisance abatement case on Privette Road that the Town closed last month. Detective Steve Brown was the main detective for Stallings on the case.

Det. Brown explained to Council that through conversations with Billy Ray with Blythe Construction, Blythe Construction offered to donate their services to demolish and clean up the property in an effort to be a community partner.

Chief Plyler recognized Mr. Ray and Blythe Construction via a certificate of appreciation and a Stallings Police Department Challenge Coin.

Public Comments

No one was present to give public comment.

1. Agenda Approval

Council Member Paxton recommended delaying Agenda Item 10, *Traffic Analysis Presentation*, until April 16, 2018.

Town Manager Sewell recommended adding the following items:

- Agenda Item 6.C., Budget Ordinance Amendment 6, *Downtown Small Area Plan Scope Amendment*
- Agenda Item 6.D., *New Public Works Vehicle Purchase*
- Agenda Item 11.A., *Town v. Barry and Juanita Stallings*

Council Member Romanow made the motion to approve the Agenda with the above listed changes. The motion received Council's unanimous support after a second from Council Member Scholl.

2. Monroe Bypass Constructors Temporary Use Permit Extension Request

Town Planner Lynne Hair explained that Monroe Bypass Constructors had requested a second extension on its Temporary Use Permit for gravel storage for the Expressway construction at the corner lot of Stallings/Stevens Mill Road. The new request would allow Monroe Bypass Constructors to use the lot until the end of June.

Chad Threatt, Monroe Bypass Constructors/Boggs Paving, explained that due to weather delaying the project, the company was requesting an extension on the Temporary Use Permit through June 30, 2018.

Town Manager Sewell explained there was a few issues with current Temporary Use Permit compliance:

- Contracting was not complying with the monthly reporting requirement
- Egress/ingress on Stallings Road was not in compliance with the permit conditions

Mr. Threatt explained that using the entrance on Stallings Road allowed the trucks to avoid the four-way stop sign at the school.

Council Member Steele made the motion to approve the extension to the Temporary Use Permit for Monroe Bypass Constructors/Boggs Paving to June 30, 2018 and amending Condition 4 to allow entrance and exit of trucks off of Stallings Road. Council Member Romanow seconded the motion. The motion passed unanimously by Council.

3. New Town Hall Update

Rick Brown, Boomerang, update the Council on the planning for the New Town Hall. He reminded the Council of its approved concept and noted that the stormwater structure would be now an underground structure due to the topography on the site and in order to provide ultimate access to the fenced-in lot. The strategy was to accommodate future traffic and driving patterns on the site.

The one-story structure would mimic the feel of the current Town Hall and include the seal on the outside of the building. Mr. Brown reviewed the small layout changes for both the New Town Hall and the future Public Works Building. Through collaboration with staff and consultants, he reported that the construction documents were nearly 70% complete and on schedule. Bids would be received mid-June as long as all review deadlines were met.

Council Member Scholl took a moment to announce that the Porter Ridge High School Golf Team won the Union County Golf Classic that day for the third year in a row.

4. Capital Maintenance Improvements and Infrastructure Plan (CMIIP)

Finance Officer Marsha Gross reviewed the Capital Maintenance Improvements and Infrastructure Plan (CMIIP) with the Council. The current CMIIIP version is attached to these minutes and therefore incorporated herein.

Ms. Gross then presented the Council with options for funding the New Town Hall and Public Works Building. Council held consensus to borrow 100% for those projects.

5. 2018-19 Town Priorities

Town Manager Sewell explained that the 2018-19 Town Priorities List was compiled as a result of the 2018 Planning Retreat.

Council Member Steele made the motion to approve the 2018-19 Town Priorities with the addition of "Explore greenway opportunities and sidewalks in participation with other jurisdictions." under Section 1.C. The motion was approved unanimously after a second from Council Member Romanow.

The approved and updated 2018-18 Town Priorities document is attached to these minutes and therefore incorporated herein.

6. 2017-18 Budget Amendments

A. Budget Amendment 4

New Town Hall and Public Works Design Cost

Council Member Romanow made a motion to adopt Amended Budget Ordinance 4, *New Town Hall and Public Works Design Cost*, in the amount of \$205,600. The motion was seconded by Council

Member Heyse and passed unanimously. The Amended Budget Ordinance 4, *New Town Hall and Public Works Design Cost*, is attached to these minutes and therefore incorporated herein.

(1) Downtown Small Area Plan Scope Amendment

Council Member Romanow made the motion to approve the Downtown Small Area Plan Scope Amendment. The motion passed unanimously after a second from Council Member Steele.

B. Budget Amendment 5

Stallings Road and Chestnut Lane Sidewalks

Council Member Romanow made a motion to adopt Amended Budget Ordinance 5, *Stallings Road and Chestnut Lane Sidewalks*, in the amount of \$160,500. The motion was seconded by Council Member Steele and passed unanimously. The Amended Budget Ordinance 5, *Stallings Road and Chestnut Lane Sidewalks*, is attached to these minutes and therefore incorporated herein.

C. Budget Amendment 6

Expanded Scope of Downtown Small Area Plan

Council Member Romanow made a motion to adopt Amended Budget Ordinance 6, *Expanded Scope of Downtown Small Area Plan*, in the amount of \$20,000. The motion was seconded by Council Member Heyse and passed unanimously. The Amended Budget Ordinance 6, *Expanded Scope of Downtown Small Area Plan*, is attached to these minutes and therefore incorporated herein.

D. Truck approval

Town Manager Sewell explained that he recommended the Town purchase a Chevy Silverado 1500 4WD Crew Cab for \$26,500 to replace an older vehicle which was sold due to its condition and age. This purchase could be purchased in the current Public Works Budget and the purchase needed no budget amendment.

Council Member Paxton made the motion to approve the purchase of the Chevy Silverado 1500 4WD Crew Cab for \$26,500. The motion received Council's unanimous approval after a second from Council Member Martin.

7. Solid Waste Contract Amendment

Town Manager Sewell explained that the Ad Hoc Committee met and developed a set of conditions which were presented to the current Solid Waste Provider. The provider was agreeable to the conditions. After approval by Town Attorney Cox, a final amendment was signed by the current provider.

The amendment included:

- 5% reduction in price for services
- Number of yard waste bags allowed per pick-up increased
- There would be no CPI increase for 2018

Council Member Steele made a motion to approve the Solid Waste Contract Amendment.

Council Member Martin seconded the motion. The motion received Council's unanimous support. The Solid Waste Contract Amendment is attached to these minutes and therefore incorporated herein.

8. 2018 Committee (Re)Appointments Parks and Recreation Committee:

Council Member Romanow made a motion to reappointment Helena Connors to the Parks and Recreation Committee with a term ending March 31, 2020. The motion was seconded by Council Member Steele and passed unanimously.

A motion was made by Council Member Romanow to reappoint Alyssa Floyd to the Parks and Recreation Committee with a term ending March 31, 2019. Council Member Steele seconded the motion which passed unanimously.

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

Planning Board/Board of Adjustment

A motion was made by Council Member Romanow to reappoint Robert Koehler and Allen Taylor to the Planning Board/Board of Adjustment with terms ending March 31, 2021. Council Member Steele seconded the motion which received Council unanimous support.

Public Safety Advisory Committee

Council Member Romanow made a motion to reappoint Susan Connolly (term ending March 31, 2021) and Scott Dover and Louis Philippi (terms ending March 31, 2020) to the Public Safety Advisory Committee. The motion received Council's unanimous support after a second from Council Member Steele.

Transportation Advisory Committee

Council Member Paxton moved to reappoint Larry Falcone and Jim Romanow to the Transportation Advisory Committee with terms ending March 31, 2020. That motion was seconded by Council Member Steele and passed unanimously.

Historical Committee

A motion was made by Council Member Heyse to appoint Kathleen Hegger and Jill Reed to the Historical Committee with terms ending March 31, 2020. Council Member Steele seconded the motion which was passed unanimously by Council.

9. Whetstone Drive – Right of Way Abandonment Resolution

Town Planner Hair explained that the Town had received a request for right-of-way abandonment on Whetstone Drive. The applicant was Union of Chestnut, LLC and Whetstone Drive was off of Potters Road near The Grove Subdivision.

Whetstone Drive was not built to Town standards. The applicant had plans to build condos on the property at the end of Whetstone Drive therefore would like the Town to abandon the right-of-way, so they could add it to their overall development. The applicant was willing to pay approximately \$5000 which was significantly below tax value of the land.

Council need to adopt the resolution setting the public hearing date on this item. Mayor Wyatt Dunn read the resolution into the record. Council Member Romanow made the motion to adopt the Resolution for the Right-of-Way Abandonment on Whetstone Drive. The motion was seconded the by Council Member Steele which was passed unanimously by Council.

The Resolution for the Right-of-Way Abandonment on Whetstone Drive is attached to these minutes and therefore incorporated herein.

10. Traffic Analysis Presentation

This Item was removed during the Agenda Approval.

11. Personnel Policy Amendment

Town Manager Sewell recommended a clarification to the Town's grievance procedure. He noted that the intent of a grievance procedure was set get items resolved at the lowest level and then working through the chain of command. However, the current policy allowed for an employee to file directly to the Town Manager. Mr. Sewell felt the intent of that section was to allow an employee to come directly

to the Town Manager in the case of sexual harassment, discrimination, or any other illegal situation. The amendment cleared up the language to that effect.

Council Member Steele made the motion to approve the personnel policy amendment as outlined by the Town Manager. The motion was seconded by Council Member Romanow and passed unanimously.

11.A. Town of Stallings v. Barry and Juanita Stallings

Council Member Steele made the motion to approve payment of \$47,800 in 18CVS 193, Town of Stallings v. Barry and Juanita Stallings as a full and final settlement for condemnation/acquisition of easement on 3901 Pleasant Plains Road. The motion was seconded by Council Member Romanow and passed unanimously.

Council Member Heyse noted that the Stallings Easter Egg Hunt was a wonderful event.

Town Manager Sewell submitted the Town Staff Report. The Town Staff Report dated 03-26-18 is attached to these minutes and therefore incorporated into the record.

12. Adjournment

Council Member Romanow moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at 9:33 p.m.

Approved on May 14, 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