

**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 April 22, 2024, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Pro Tempore David Scholl; Council Members Steven Ayers, Taylor-Rae Drake, Graham Hall, Brad Richardson and Laurie Wojtowicz.

Those absent were: Mayor Wyatt Dunn.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Kevin Parker, Town Engineer; Jessie Williams, Finance Officer; Karen Reid, Human Resources Officer; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Pro Tem Scholl welcomed everyone to the meeting and Council Member Richardson delivered the invocation. Mayor Pro Tem Scholl then led the Pledge of Allegiance and called the meeting to order.

Public Comments

No one was present who wished to give public comments.

1. Consent Agenda

A. ARPA Quarterly Documents

Council Member Ayers made a motion to approve the Consent Agenda Items as presented. The motion was received unanimously by Council after a second by Council Member Richardson. The Amended Grant Project Ordinance for the Town of Stallings American Rescue Plan Act of 2021: Coronavirus State and Local Fiscal Recovery Funds – March 2023 is attached to these minutes and therefore incorporated herein.

2. Agenda Approval

Town Manager Sewell requested adding Agenda Item 5.A., *Potential Budget Sessions*, and Council Member Wojtowicz requested adding Agenda Item 5.B., *Closed Session Pursuant to NCGS 143-318.11(a)(3) and (6)*.

Council Member Richardson made the motion to approve the Agenda with the additions above. The motion was seconded by Council Member Hall and passed unanimously.

### 3. TX24.03.01

#### A. The Pouch Factory requests a text amendment to amended Article 8 – Table of Uses to allow Nicotine Delivery Products Production as a listed use in Industrial Zoning

Planning Director Hsiang explained that this was a request from the Pouch Factory, a nicotine delivery product producer, for a text amendment to add in Article 8 Table 8.1 Table of Uses for Nicotine Delivery Products Production as a listed use (L) in Industrial (IND) zoning district.

Mayor Pro Tem Scholl opened the public hearing.

John Snider, Government Relations for Pouch Factory, provided information to the Council about the company, the product it would be producing, and how the production would work. Mr. Snider also fielded questions from the Council and confirmed that the product does not have cancer-causing agents. Consumers must be 21 years of age to purchase.

Mayor Pro Tem Scholl made the motion to recess the public hearing until the next Council Meeting on Monday, May 13. Council Member Wojtowicz seconded the motion to which Council approved unanimously.

#### B. Statement of Consistency and Reasonableness

*This item was not needed due to the public hearing recess.*

### 4. Blair Mill Park Greenway Surplus Funds Options

Parks and Recreation Director Donnelly explained the Parks and Recreation Department had completed the construction of the Stallings Greenway Segment at Vickery and had opened the segment to the public. Throughout diligently managed budgeting, there was \$160,959.58 remaining in the project budget allocated for the '23-'24 fiscal year. The surplus could be used to further enhance our Parks and Recreational facilities. The following options were presented totaling \$105,000:

- Tennis Court Resurfacing (\$27,000)
- Fencing (\$31,000): Removing, replacing, and upgrading fencing around the perimeter of Stallings Municipal Park to ensure security and delineate boundaries effectively
- Signage (\$17,000): Installation of signage throughout our Parks and Recreational areas to enhance the visitor experience and coincide with our Greenway Master Plan
- Connect Parks and Recreation Greenway Master Plan Amendment for Blair Mill Park (\$30,000)

Council discussed its options. Council held consensus to delay a discussion on this item until it could be discussed as a part of budget discussions as well as fencing options for the Blair Mill Greenway entrance and playground at Blair Mill Park.

5. Stallings 50th Anniversary Update

Assistant Town Manager Nichols and Parks and Recreation Director Donnelly presented the Council with the 50th Anniversary Logo options and a tentative schedule of events for the 50th Anniversary.

Council held consensus to approve the logo and the tentative schedule of events that was presented so that staff could begin its planning efforts.

5.A. Potential Budget Sessions

Town Manager Sewell requested direction from the Council on holding the special budget meetings moving forward.

Consensus held to advertise all of the special budget meetings, having the ones prior to a regular Council Meeting beginning at 5:30 p.m. and those that did not beginning at 6:00 p.m.

5.B. Closed Session Pursuant to NCGS 143-318.11(a)(3) and (6) (Wojtowicz)

Council Member Richardson made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) and (6) inviting Karen Reid, Human Resources Director, and Chief Dennis Franks, seconded by Council Member Hall. The motion was passed unanimously by Council.

*Council went into closed session at 8:45 p.m. and reconvened into open session at 9:00 p.m.*

6. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 9:00 p.m.

Approved on May 13, 2024.

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