

**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 June 10, 2024, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore David Scholl; Council Members Brad Richardson and Laurie Wojtowicz.

Those absent were: Council Members Steven Ayers, Taylor-Rae Drake, and Graham Hall.

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; Justin Russell, Associate Engineer; Eunice Donnelly, Parks and Recreation Director; Jessie Williams, Finance Officer; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

No one was present who wanted to give public comment.

1. Consent Agenda

A. Minutes from the following meetings:

- (1) 04-22-2024 – closed
- (2) 05-06-2024 – special
- (3) 05-13-2024
- (4) 05-13-2024 – closed
- (5) 05-20-2024 – special
- (6) 05-28-2024 – special
- (7) Stallings District S – 05-28-2024

Council Member Richardson made the motion to approve the Consent Agenda items as presented.

The motion was passed unanimously after a second from Council Member Scholl.

2. Reports

A. Report from Mayor

Mayor Dunn had no report.

B. Report from Council Members/Town Committees
Council Members Wojtowicz and Scholl had no reports.

Council Member Richardson reported that at the CRTPO meetings a major topic was the Silver Line Transit. There had been debates on cost sharing and the weighted votes in the CRTPO voting body.

C. Report from Town Manager/Town Departments
Town Manager Sewell reported:

- The Parks and Recreation had applied for a grant with NC Healthy Aging Initiative for \$5000. If received, Staff would come back for a budget amendment.
- Budget Line Items Transfer List – This report would be submitted monthly for Council transparency. This report is attached to these minutes and therefore incorporated herein.
- Chief Franks introduced the Council to the Police Department’s newest K9 Officer Chase.

3. Agenda Approval

Town Manager Sewell requested to remove Agenda Item 7, *Policy for Assessed Civil Penalties*, and add Agenda Item 7.A., *Vendor Attendance Policy*. Council Member Scholl made the motion to approve the Agenda with the changes above. The motion was seconded by Council Member Wojtowicz and passed unanimously.

4. Fiscal Year 2024-2025 Budget

A. Public Hearing

Mayor Dunn opened the public hearing. No one was present to speak at the hearing. Mayor Dunn reported that there would be a three-cent tax increase in the next fiscal year. Mayor then closed the public hearing.

B. Budget Ordinance

The Fiscal Year 2024-2025 Budget Ordinance would be up for adoption on Monday, June 24, 2024 at the Council’s regular meeting.

5. 2725 Old Monroe Road Update

Matthew Hagler and Scott Greene with KW Commercial were present to discuss the property with Council. The proposed tenant, Armored Cow, was willing to negotiate and wanted to be in Stallings. The LOI was reviewed the following items were noted:

- Asking for a percent of revenue as rent was common.
- Tenant was asking for three years of rent abatement however the broker recommended no more than two years.
- Tenant was acquiring a SBA loan.
- KWC would not allow a lean on property.
- Tenant provide construction renovation quotes which were approx. \$1.8M
- A lease with the Town cannot be longer than 10 years; and have to treat anything longer than a 10 years as a sell.
- KWC wanted bench marks in the contract.
- 1% of sales comes from retail – biggest part was distribution
- Tenant would like to open this time next year and start construction around the first of the year.

Council held consensus to vet negotiations through the Economic Development Committee.

6. Slurry Pavers Micro Surfacing

Engineering Director Parker introduced Tim Herps with Slurry Pavers to present information about micro surfacing, preventative maintenance on roadways. That presentation is attached to these minutes and therefore incorporated herein. Community Park, Hunley Creek, Independence Village were slated to receive the micro surfacing treatment on its roads.

7. Policy for Assessed Civil Penalties

This item was removed from the Agenda.

7.A. Vendor Attendance Policy

Mayor Dunn explained there was policy against political groups setting up a booth at Parks and Recreation events. The Board of Elections wanted to have a booth at Stallings Parks and Recreation events.

Parks and Recreation Director Eunice Donnelly explained the department had never been asked by the Board of Election to set up a booth prior to now. Currently, only sponsors or companies providing a service at events were allowed to have booths.

Council directed staff to create a policy for Government Agency booths at events and bring it back to Council for consideration.

8. Town Manager Contract Amendment

Council Member Richardson made the motion to approve the Town Manager's Contract Amendment. The motion was seconded by Council Member Scholl and approved unanimously by Council.

9. Adjournment

Council Member Wojtowicz moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at 8:09 p.m.

Approved on July 8, 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