

**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 23, 2019, 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 Billy Birt, Jr., Deborah Romanow, and Shawna Steele.

Those absent were: Council Members John Martin and Lynda Paxton.

Staff present were: Alex Sewell, Town Manager; Lynne Hair, Town Planner; Karen Williams, Human Resources Director; Kim Jones, Deputy Town Clerk; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

Teresa Moya-Mendez, 104 Houston Blair Road (originally a Stevens Mill address which had to be changed due to new road alignment), passed out pictures to Council regarding stormwater flooding on her property due to the new housing construction by Ryland Homes. She stated the developer had promised that the flooding would not get worse but get better. However, it got worse. Ryland, now Lennar, promised to fix it but they had not. Ms. Moya-Mendez requested assistance from the Town in making Lennar hold to the promises made in the original agreement and fix the stormwater issues which were affecting her properties. *The information Ms. Moya-Mendez passed out to Council is attached to these minutes and therefore incorporated herein.*

1. Agenda Approval

Council Member Scholl requested removing Agenda Item 6, *Whetstone Drive Abandonment*, from the Agenda.

Council Member Steele made the motion to approve the Agenda with the above noted change which was seconded by Council Member Scholl.

Mayor Dunn formally introduced and welcomed new Council Member Billy Birt, Jr.

2. Atrium Hospital Site Closed Access Break Support Request

Steve Blakely, Kimley-Horn, explained that he had been working on a mixed-use site at Hwy. 74 and Stallings Road. The development would have a health care facility with an emergency location which would require a control access point. Mr. Blakely had performed a Traffic Impact Analysis (TIA) at the Town's request for that area which was submitted NCDOT. In that TIA, it identified the emergency entrance would be at a controlled access on Hwy. 74. To break the controlled access, NCDOT would have to be consulted and approve the break. In order to move forward with the request, the local municipality would need to go on record as supporting the break in controlled access to NCDOT.

Council Member Romanow made the motion to support breaking the controlled access point for the proposed Atrium hospital site located on Hwy. 74 frontage road and Stallings Road. The motion was supported unanimously by Council after a second from Council Member Scholl.

Formal support from the Council of the controlled access point at the proposed Atrium hospital site located on Hwy. 74 frontage road and Stallings Road is attached to these minutes and therefore incorporated herein.

3. Town's Ordinance 94.01 RE: Basketball Goal

Town Manager Sewell explained that at the last regular Council meeting, citizens came forward requesting that their basketball goal be allowed beside the road for neighborhood children to play. As a request of that request, Council requested staff research this issue and bring back to Council with the facts.

Council discussed and was in favor in allowing basketball goals. Council Member Scholl made the motion to allow basketball goals with the following conditions:

- Basketball goals are allowed on residential streets in accordance with following conditions:
- (1) Goals must be removeable and not a permanent structure.
 - (2) Goal base structure must be placed off the road and clear of utility boxes, light poles, sidewalks, or any other permanent structure.
 - (3) The speed limit on the road where the Goal is located must be 25 mph or lower.
 - (4) Goal must be in clear sight with no obstructions preventing drivers from identifying the goal from a safe distance away.
 - (5) If at any time, the Stallings Police Department or Stallings Code Enforcement Officer view the goal to be a health and safety risk or a nuisance to the community for any reason, the Goal must be removed.

The motion was seconded by Council Member Romanow and passed unanimously. An official ordinance would be brought back to Council in order to make the change legally effective.

4. Pay/Classification Study

Cheryl Brown with the MAPS group presented the Pay/Classification Study to the Council. She reviewed the personnel policy, recommended changes, and suggested a Pay and Classification Policy for Council to consider.

Council held consensus to review the recommendations and discuss again at the May 28 Council Meeting.

5. Idlewild Development – Preliminary Informational Session

Town Planner Lynne Hair presented the Council the Town's first ever Development Agreement (DA). The location of this DA was for property located at I-485 and Idlewild Road and was part of the Idlewild's Small Area Plan (SAP). The property was in compliance with the Idlewild SAP. Staff was seeking recommendations on the conditions of the agreement with the actual decision on the DA to be made at a later Council Meeting.

The plan was submitted on August 31, 2018. The Technical Review Committee (TRC) and staff reviewed the plan on September 24, 2018. Four meetings were held with the applicant. On March 15, 2019, the plan went to the Council Subcommittee. The Planning Board recommended approval of the DA. The Staff Report on DA18.09.01 is attached to these minutes and therefore incorporated herein.

Council discussed the project with Town Planner Hair; Michael Theberge, Bohler Engineer; Attorney John Carmichael, Robinson & Bradshaw; and Todd Akers, Real Estate Broker representing purchaser. The final decision on the Idlewild Development Agreement would be on Monday, May 13 at the Town Council's regular meeting.

6. Whetstone Drive Abandonment

This Agenda Item was removed during Agenda Approval.

7. Adjournment

Council Member Romanow moved to adjourn the meeting, seconded by Council Member Birt, Jr., and the motion received unanimous support. The meeting was adjourned at 8:47 p.m.

Approved on June 10, 2019.

s/Wyatt Dunn

Wyatt Dunn, Mayor

Approved as to form:

s/Cox Law Firm, PLLC

Cox Law Firm, PLLC

s/Erinn Nichols

Erinn E. Nichols, Town Clerk