

**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 December 10, 2018, at 6:00 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/Town Clerk; Chris Easterly, Town Engineer; Marsha Gross, 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. He then led the Pledge of Allegiance and called the meeting to order.

Public Comments

No one was present to give public comment.

1. Agenda Approval

Mayor Dunn recommended the following changes to the Agenda based on the weather and building conditions (HVAC system was not working) that evening:

- Discuss items 3, 7, 8, 9, 10, 11, 12
- Remove items 2, 4, 5, 6 and place on the January 14, 2019 Agenda

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

2. 2017-18 Audit Presentation

Removed from Agenda

3. New Construction Projects

A. Construction and Engineering Testing – Mini Brooks Act Resolution

Town Engineer Chris Easterly explained construction and engineering testing was important in the new construction project. The architect for the project recommended using S&ME to perform this testing as this firm developed the site's geotechnical report and provided competitive pricing in past projects. Therefore, staff requested adopting the *Resolution to Exempt the Town of Stallings from*

Competitive Proposal Provisions of NCGS 143-64.31 (Mini Brooks Act) to engage S&ME for the construction engineering and testing contract.

Council Member Paxton read the *Resolution to Exempt the Town of Stallings from Competitive Proposal Provisions of NCGS 143-64.31 (Mini Brooks Act)* into the record. The motion was made by Council Member Steele to approve the *Resolution to Exempt the Town of Stallings from Competitive Proposal Provisions of NCGS 143-64.31 (Mini Brooks Act)*. Council Member Scholl seconded the motion which received Council's unanimous support. The *Resolution to Exempt the Town of Stallings from Competitive Proposal Provisions of NCGS 143-64.31 (Mini Brooks Act)* is attached to these minutes and therefore incorporated herein.

**Clerk's Note: This item was heard and discussed after Agenda Items 3.B.(1), (2), and (3).*

B. Financial Institution Selection

(1) Public Hearing

Mayor Dunn opened the public hearing. No one was present to speak at the hearing. Mayor Dunn then closed the public hearing.

(2) Resolution Approving Financing Terms

Finance Officer Marsha Gross explained that BB&T had agreed to match Wells Fargo's terms at 3.45% for 10 years with a 5-year Call Rate. The *Resolution Approving Financing Terms* explained the terms with BB&T. Mayor Dunn read the *Resolution Approving Financing Terms* into the record. Council Member Scholl made the motion to approve the *Resolution Approving Financing Terms*. Council Member Heyse seconded the motion with passed unanimously by Council. The *Resolution Approving Financing Terms* is attached to these minutes and therefore incorporated herein.

(3) Resolution Making Certain Findings and Determinations Regarding the Financing of the New Town Hall and Public Works Facilities

Finance Officer Gross explained this resolution detailed findings and facts regarding financing the new buildings. Council Member Scholl read the *Resolution Making Certain Findings and Determinations Regarding the Financing of a New Town Hall Building and Public Works Building for the Town of Stallings, NC Pursuant to an Installment Financing Agreement and Requesting the Local Government Commission Approve the Financing Agreement* into the record.

Council Member Steele made the motion to approve the *Resolution Making Certain Findings and Determinations Regarding the Financing of a New Town Hall Building and Public Works Building for the Town of Stallings, NC Pursuant to an Installment Financing Agreement and Requesting the Local*

Government Commission Approve the Financing Agreement to which Council Member Scholl seconded. The motion received Council's unanimous support. The *Resolution Making Certain Findings and Determinations Regarding the Financing of a New Town Hall Building and Public Works Building for the Town of Stallings, NC Pursuant to an Installment Financing Agreement and Requesting the Local Government Commission Approve the Financing Agreement* is attached to these minutes and therefore incorporated herein.

C. Construction Contract Execution

Town Manager Sewell made the recommendation that the Council (1) go into contract with Hoss Contracting for the construction of the New Town Hall and Public Works Facilities for a total amount of \$3,126,000 contingent upon financing and Local Government Commission approval; and (2) approve the Town Manager to execute documents including executing change orders and give authorization to implement the project. Mr. Sewell's memo outlining these recommendations are attached to these minutes and therefore incorporated herein.

Council Member Steele made the motion mirroring the Town Manager's recommendation. The motion was seconded by Council Member Scholl and passed unanimously.

4. Unified Development Ordinance and Small Area Plans Process Evaluation (Scholl)
Removed from Agenda

5. Hotel Site (Dunn)
Removed from Agenda

6. Stormwater Improvement Projects
A. Four Wood
B. Lawyers Road
Removed from Agenda

7. Water Tower Painting Options

Town Manger Sewell explained the water tower on Carls Road (visible from Town Hall and the Old Monroe Road/Stallings Road intersection) was being repainted by Union County. The County wanted to know if the Town would like to get a quote for putting the Town's logo on the water tower. Council held consensus to get a quote for the logo being painted on the Carls Road Water Tower.

8. Reclassification of Captain Position to Assistant Police Chief
Moved to January 14, 2019 Agenda

9. Annual Organizational Meeting Items:

A. Appoint Liaisons for the Followings:

(1) Union County Public Schools

Council held consensus to have Council Member Steele retain the position of the Union County Public Schools liaison.

(2) QUAD Alliance (Council Member and Citizen Member)

Council held consensus to have Mayor Dunn retain the position of the QUAD Alliance Member. There was no citizen member recommendation.

B. Approval of the 2019 Meeting Schedule

Council held consensus to approve the 2019 Meeting Schedule with the change of the Council Meeting start time to 7:00 p.m. The 2019 Meeting Schedule is attached to these minutes and therefore incorporated herein.

C. Approval of the 2019 Holiday Schedule

Council held consensus to approve the 2019 Holiday Schedule. The 2019 Holiday Schedule is attached to these minutes and therefore incorporated herein.

D. Appointment of Charlotte Regional Transportation Planning Organizations (CRTPO) alternate delegate *(The Mayor is the automatic delegate.)*

Council held consensus to have Council Member Paxton take the delegate position for CRTPO due to the Mayor's work travel. Mayor Dunn would be the alternate delegate for CRTPO.

E. Appointment of the Centralina Council of Government (CCOG) delegate and alternate

Council held consensus to have Council Member Scholl as the CCOG delegate and have a floating alternate.

Council Member Scholl made the motion to approve all the above consensuses for the Annual Organizational Meeting Items. The motion was seconded by Council Member Steele and passed unanimously.

10. 2019 Planning Session Date and Agenda Selection

Council held consensus to hold the 2019 Planning Session on February 9, 2019 from 9 a.m. – 1 p.m. tentatively at the Shannamara Clubhouse.

11. Closed Session Pursuant to NCGS 143.318-11(a)(3), (5) and (6)

Council Member Steele made the motion to go into closed session pursuant to NCGS 143.318-11(a)(3), (5) and (6) to discuss Case 18CVS769 – Town of Stallings vs. Christopher Loukos and Case 18CVS986 – Town of Stallings vs. Edward Squires, et al. The motion was passed unanimously by the Council after the second by Council Member Scholl.

Council went into closed session at 6:29 p.m. and reconvened back in open session at 6:47 p.m.

Mayor Dunn commended the Parks and Recreation Staff for the Christmas Event on December 8 despite the bad weather.

12. Adjournment

Council Member Steele moved to adjourn the meeting, seconded by Council Member Paxton, and the motion received unanimous support. The meeting was adjourned at 6:48 p.m.

Approved on January 14, 2019.

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