



April 8, 2019
 Stallings Town Hall
 315 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

	Time	Item	Presenter	Action Requested/Next Step
	7:00 p.m.	Invocation Pledge of Allegiance Call the Meeting to Order	Wyatt Dunn, Mayor	NA
	7:05 p.m.	Public Comment	Wyatt Dunn, Mayor	NA
1.	7:15 p.m.	Consent Agenda Approval A. Minutes from the following meetings: (1) 02-25-19 – special (2) 02-25-19 (3) 02-25-19 – closed (4) 03-11-19 (5) 03-11-19 – closed (6) 03-25-19 – special (7) 03-25-19 (8) 03-25-19 – closed 1 of 2 (9) 03-25-19 – closed 2 or 2 B. Ordinance to Establish and Restructure the Boards and Committees for the Town of Stallings Amendment C. Heyse Parks and Recreation Award D. Sale of Service Weapon	Wyatt Dunn, Mayor	Approve Consent Agenda <i>(All items on the Consent Agenda are considered routine, to be enacted by one motion. If a member of the governing body requests discussion on of an item, the item will be removed from the Consent Agenda and considered separately.)</i> Motion: I make the motion to: 1) Approve the Consent Agenda as presented; or 2) Approve the Consent Agenda with the following changes: _____
2.	7:17 p.m.	Reports A. Report from Mayor B. Report from Council Members/Town Committees C. Report from Town Manager/Town Departments	Council and Staff	NA
3.	7:40 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve agenda as written. <i>(ADD, IF APPLICABLE: with changes as described by Mayor Dunn)</i> Motion: I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: _____

4.	7:45 p.m.	District 5 Council Seat	Wyatt Dunn, Mayor	Discussion and Possible Action
5.	8:00 p.m.	Closed Session Pursuant to NCGS 143-318.11(a)(3) and (6)	Wyatt Dunn, Mayor	Recess into closed session
6.	8:20p.m.	Adjournment		

**MINUTES OF A SPECIAL TOWN COUNCIL MEETING
OF THE
TOWN OF STALLINGS, NORTH CAROLINA**

The Town Council of the Town of Stallings met for a special meeting on February 25, 2019, 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 John Martin, Lynda Paxton, Deborah Romanow and Shawna Steele.

Those absent were: Council Members Kathy Heyse.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Deputy Town Manager/Town Clerk; Ashley Platts, Director of Parks and Recreation; Lynne Hair, Town Planner; and David Furr, Planning Associate.

1. Call the meeting to order

Mayor Dunn called the meeting to order.

2. Greenway Plan

Town Planner Hair explained the plan's cost had been moved to the appendix. It was an overall plan and vision with details subject to change. She then turned to floor over to Eric Woolridge, Destination by Design, who was available for questions about the Greenway Plan.

Council discussed the Greenway Plan, its components and costs.

Council Member Steele arrived at 6:29 p.m.

Council Member Romanow announced that she would be retiring and moving to South Carolina over the summer.

3. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Romanow, and the motion received unanimous support. The meeting was adjourned at 6:46 p.m.

Approved on _____, 2019.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

12634

February 25, 2019

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 February 25, 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 John Martin, Lynda Paxton, Deborah Romanow and Shawna Steele.

Those absent were: Council Members Kathy Heyse.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Deputy Town Manager/Town Clerk; Ashley Platts, Director of Parks and Recreation; Lynne Hair, Town Planner; and David Furr, Planning Associate.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and Council Member Steele delivered the invocation. Mayor Dunn 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

Council Members recommended adding/changing the following items:

Adding:

- Agenda Item 8 – Council Member Heyse Resignation Letter
- Agenda Item 8.A. – Open Council Seat Replacement Process
- Agenda Item 9 – UDO Tree Save Requirements (*Martin*)
- Agenda Item 10 – Irrigation at Stallings Road and Monroe Expressway (*Paxton*)
- Agenda Item 11 – Groundbreaking Ceremonies for New Facilities
- Agenda Item 12 – Closed Session pursuant to NCGS 143-318.11(a)(6)*
**adding additional statute to original closed session*

Moving:

- Agenda Item 7, *Deputy Town Clerk Oath of Office*, to Agenda Item 1.A.

Council Member Romanow made the motion to approve the Agenda with the above noted changes. The motion passed unanimously after a second from Council Member Steele.

1.A. Deputy Town Clerk Oath of Office
Original Agenda Item 7

Deputy Town Manager/Town Clerk Nichols swore in Kim Jones as Deputy Town Clerk. Kim Jones' Oath of Office is attached to these minutes and therefore incorporated herein.

2. Greenway Plan

Town Planner Lynne Hair reminded the Council that a greenway plan concept was presented to the Council about a year and a half ago and spurred out of the comments received from the comprehensive land use plan process. A steering committee, open houses and Eric Woolridge, *Destination by Design*, developed a Greenway and Parks and Recreation Master Plan. The plan was a greenway system that connected to the Town's parks.

Mr. Woolridge was present to answer any questions about the plan which had been presented to the Council at a prior meeting. Mayor Dunn noted that the Council had a special prior meeting to discuss the plan in more details.

Council Member Romanow made the motion to approve the Recreation and Greenway Plan as presented. The motion was seconded by Council Member Martin and passed by Council with a 4 to 1 vote. Council Member Paxton opposed the plan.

The Recreation and Greenway Plan is available for public inspection at the Stallings Town Hall or on the Stallings website.

3. Committee and Board Member Appointment Policy Amendment

Mayor Dunn read the change to the Committee and Board Member Appointment Policy into the Record. This change required committee applicants to attend a meeting of the board/committee to which they were applying prior to the Council's consideration of appointment.

Council Member Scholl made the motion adopt the amendment as presented. The motion was seconded and passed unanimously by Council.

4. Town Hall 2nd Floor Renovations

A. Resolution to Exempt the Town of Stallings from the Competitive Proposal Provisions of NCGS 143-64.31

Town Manager Sewell explained that the Council had originally planned to renovate the second floor of the existing Town Hall in the next fiscal year. In order to meet that deadline, the programming and design work needed to begin. Town Manager Sewell provide the Council with a contract from Boomerang for that design work.

Council discussed the contract. Council Member Martin made the motion that the Council would approve the Resolution to Exempt the Town of Stallings from the Competitive Proposal Provisions of NCGS

143-64.31 under the following conditions: 1) Town Manager request Boomerang give the Town a 10% reduction off the original quoted price (\$21,660); and 2) provide a detailed breakdown of the charges in the contract. If the Town Manager received the reduction and received the detailed breakdown, the Manager would have the authority to approve the contract and the resolution would be approved. The motion received Council's unanimous support after a second from Council Member Romanow.

Clerk's Note: The Town did receive a 10% price reduction off the original contract quote from Boomerang for the design services for the 2nd Floor Town Hall. Therefore, the Resolution to Exempt the Town of Stallings from the Competitive Proposal Provisions of NCGS 143-64.31 was approved as well as the contract with Boomerang for those services. The Resolution to Exempt the Town of Stallings from the Competitive Proposal Provisions of NCGS 143-64.31 is attached to these minutes and therefore incorporated herein.

B. Boomerang Contract Approval

***See above information in Agenda Item 4.A.*

5. 2019-2020 Council Priorities

Town Manager Sewell reviewed draft of the 2019-2020 priorities as created at the 2019 Planning Conference. He explained how he ranked the priorities in a point system to develop a master list. Council Member Paxton made the motion to the approve the 2019-2020 Council Priorities as presented. Council passed the motion unanimously after a second from Council Member Martin. The 2019-2010 Council Priorities are attached to these minutes and therefore incorporated herein.

Mayor Dunn briefly updated the Council on the possible Hotel Tax for Stallings.

6. Code of Ordinances Supplement 9

Mayor Dunn read An Ordinance Adopting the Code of Ordinances Supplement 9 into the record. Council Member Scholl then made the motion to approve the Ordinance Adopting the Code of Ordinances Supplement 9 as presented. The motion passed unanimously after a second from Council Member Romanow. The Ordinance Adopting the Code of Ordinances Supplement 9 is attached to these minutes and therefore incorporated herein.

7. Deputy Town Clerk Oath of Office

Moved to Agenda Item 1.A.

8. Closed Session Pursuant to NCGS 143-318.11(a)(5) and (6)

Moved to Agenda Items 11 and 12

8. Council Member Kathy Heyse Resignation

Mayor Dunn read Council Member Heyse's resignation letter into the record. Council Member Romanow made the motion to approve Council Member Heyse's resignation. The motion was approved unanimously after a second from Council Member Scholl. Council Member Heyse's resignation letter is attached to these minutes and therefore incorporated herein.

8.A. Appointment Process for Vacant Council Member Seat

Town Manager Sewell explained that Stallings Rules of Procedure – Rule 31 laid out the process for appointing a person to a Council Seat vacancy. Council held consensus to move forward filling the empty Council Seat with the procedures outlines in the Stallings Rules of Procedure in Rule 31 and have that Seat filled at the March 25, 2019 meeting.

9. Tree-Save Requirements in the UDO (Martin)

Council Member Martin was concerned that developers clear cut lots and did not save legacy trees and green space. Council Member Martin made the motion to have staff bring measures to save legacy trees and green space to the Planning Board and then to Council for approval. The motion passed unanimously after a second from Council Member Romanow.

10. Irrigation at Stallings Road and Monroe Expressway (Paxton)

Council Member Paxton requested that due to the fact that there were no plans for irrigation in the area of Stallings Road and the Monroe Express that Council direct staff to investigate the cost and feasibility for irrigation in that area for the sake of attractive landscaping.

Council held consensus to have staff explore those costs and options for irrigation in that area as the Town would be expected to maintain that area after it was completed by NCDOT.

11. Date for Ground Breaking Ceremony for New Facilities

Council held consensus to hold the Ground Breaking Ceremony for the New Facilities on Tuesday, March 5, 2019 at 10 a.m.

12. Closed Session Pursuant to NCGS 143-318.11(a)(5) and (6)

Council Member Paxton made the motion to go into closed session pursuant to NCGS 143-318.11(a)(5) and (6) regarding parcel #07126010 and to invite Realtor Lisa Holden into the closed session. Council Member Martin seconded the motion to Council approved unanimously.

Council went into closed session at 8:12 p.m. and reconvened into open session at 8:41 p.m.

Council Member Scholl made the motion to accept the sales agreement for the purchase of parcel #07126010. The motion was passed unanimously after a second from Council Member Steele.

13. Adjournment

Council Member Romanow moved to adjourn the meeting, seconded by Council Member Steele, and the motion received unanimous support. The meeting was adjourned at 8:41 p.m.

Approved on _____, 2019.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

DRAFT

**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 March 11, 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 John Martin, Lynda Paxton, Deborah Romanow, and Shawna Steele.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Deputy Town Manager/Town Clerk; Chief Minor Plyler; Lynne Hair, Town Planner; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and then delivered the invocation.

Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

There was no one present to give public comment.

1. Approval of Consent Agenda Items

A. Minutes of the following meetings:

- (1) 01-28-19 – special
- (2) 01-28-19 – closed
- (3) 01-28-19
- (4) 02-09-19 – special
- (5) 02-11-19

Council Member Paxton requested a few changes to the 02-11-19 minutes:

- Changing MUMPO to CRTPO
- Referring to Union County Delegates as Union County Legislators

Council Member Paxton made the motion to approve the Consent Agenda with the above noted changes. A second was obtained by Council Member Steele and the motion passed unanimously.

2. Reports

A. Report from the Mayor

Mayor Dunn reported that he and the Town Manager had attended the QUAD meeting last week with full attendance. He felt the organization had value and did not cost the Town to be a member. Mayor Dunn also reported he had met with Atrium Health representatives to give him an update on the project

and were pleased with staff cooperation. Atrium Health also indicated they were prepared to landscape, etc. the area at Stallings Road and Hwy. 74 in the area of their project for aesthetic purposes.

B. Reports from Council Members/Town Committees

Council Member Paxton thanked Town Planner Lynne Hair for her presentation to the Metropolitan Transit Commission. She then reported the following:

- Stallings was now officially included in the Metropolitan Transit Commission's plan for the locally preferred alternative for the light rail plan to come into Stallings.
- Union County CRTPO meeting – Comprehensive Transportation Plan was being revised and updated; METRO QUEST – information for citizens about transportation projects and offered citizen an outlet for feedback on those projects.
- Union County Critical Intersection Process was active and would be utilizing a new matrix for project consideration. The Transportation Advisory Committee (TAC) advised a resubmittal of the Lawyers Road intersection under the new matrix criteria.
- 80,000 transactions were received on the Monroe Expressway on Martin Luther King Weekend, the highest to date.
- TAC Meeting:
 - Discussed the possibility of the Town to adopt an ordinance addressing on-street parking and requested the Council consider that for safety and emergency vehicles.
 - Lake Norman Transportation Committee was an effective entity and the TAC thought the QUAD could do something similar.
- A draft of the Citizen Academy structure was provided for the Council. Feedback was requested on the draft.

Council Member Martin reported that he and Council Member Paxton had been meeting with an informal inter-municipality group on a variety of topics. The subject of sex trafficking in Charlotte was discussed by that group and its growing problem in the area. The group also discussed county communications and water infrastructure.

Council Members Romanow and Scholl had no reports.

Council Member Steele noted that the Touch-A-Truck Event was a great event and thanked all staff involved for their efforts and the vendors for their participation.

There were no committee reports.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported the following:

- Touch-A-Truck– 5000 people were in attendance. Parks and Recreation, Public Works and the Police Department was to be commended for a job well done.
- Emergency Table Top Exercise would be held on Wednesday, March 13 under the direction of Deputy Town Manager Erinn Nichols.
- The Boomerang contract for the Second Fl. Town Hall Renovations received a price reduction per the Council’s request and would be executed.
- New Town Hall Construction – 700 cubic yards of soil needed to be replaced onsite (\$40,000) but could be paid for out of the construction contingency line (\$99,000) for that project.
- Vickery subdivision – There had been several concerns about the speed of infrastructure improvements therefore staff would be meeting with residents later that week to serve as facilitators in that project.
- Idlewild Corridor – Negotiations with NCDOT were ongoing to change the superstreet design.
- Litter Sweeps – Code Enforcement Officer Kolleen Dickenson had planned Spring litter sweeps for several Saturdays in April.

Chief Minor Plyler recognized citizen Barbara Estes and presented her an award for her support and caring of the department and officers since the department’s inception in 2004. She had brought untold number of baked goods and snacks to the department as well as inviting officers to stop by her house during holidays.

Chief Plyler then noted that he had reached out to fire and EMS concerning the on-street parking issue. To date, there had been no fire or EMS complaints, but the officers did note that on-street parking increased by 50% in the evenings. He also explained that the Union County Sheriff’s Office crime mapping product, which the Town utilized, was not working at the moment. The County had outsourced it to another vendor. That vendor would be getting Stallings a quote as to what it would cost to combine Stallings data with that program.

3. Agenda Approval

Mayor Dunn recommended adding a closed session pursuant to NCGS 143-318.11(a)(3) and (5) for informational only as Agenda Item 9.A.

Council Member Romanow made the motion to approve the Agenda with the above addition. The motion seconded by Council Member Martin and passed unanimously.

4. TX19.02.01

Mayor Dunn opened the public hearing. Town Planner Lynne Hair presented the Council information on TX19.02.01, a request from Terwilliger-Pappas to amend Article 9.4.3 Multi-Family Building

Type Section (A)(4) to allow a building height of 41 feet. The current ordinance allowed 36 feet in building height. Ms. Hair explained that the new small area plans increased density in certain areas of Town but made no changes to the height of structures in the higher density areas. The Zoning Staff Report for TX19.02.01 is attached to these minutes and therefore incorporated herein.

Planning Board and Staff were in support of the request. Staff also suggested the Council consider allowing four stories in those higher density areas in order to accommodate higher ceilings, architectural elements, and elements which were elements of a higher quality project. It was noted that the local fire departments had no concerns with four story buildings.

Craig Miller and Jeff Smith, the developer team, were present from Terwilliger-Pappas to present the project to Council. The presentation by Terwilliger-Pappas is attached to these minutes and therefore incorporated herein.

Billy Birt, Jr., Stonewood Subdivision, questioned if the community would be gated and would be manned by security. He was concerned that this type of project would cause crime.

Larry Falcone, Fairhaven Subdivision, thought this was a good product and that this developer created a quality product. He also felt that the ordinances should allow for higher buildings.

Mayor Dunn then closed the public hearing. Council Member Romanow made the motion to approve TX19.02.01. The motion was seconded by Council Member Martin. Mayor Dunn then read the ordinance into the record which approved TX19.02.01. The Ordinance for TX19.02.01 is attached to these minutes and therefore incorporated herein.

Mayor Dunn then read the Statement of Reasonableness and Consistency for TX19.02.01 into the record. Council Member Romanow made the motion to approve the Statement of Reasonableness and Consistency for TX19.02.01. The Council passed the motion unanimously after a second from Council Members Scholl. The Statement of Reasonableness and Consistency for TX19.02.01 is attached to these minutes and therefore incorporated herein.

5. U-5808 – US 74 and Chestnut Parkway – Superstreet Powder Coating for Mast Arms

Town Manager Sewell explained that NCDOT had approached the Town on potentially paying DOT to powder coat a mast arm pole and two signal head pedestals as part of U-5808. The cost to the Town would be approximately \$1900. Indian Trail was having its poles costed as well.

Council Member Romanow made the motion to approve paying \$1900 to NCDOT to powder coat the pole and signal head pedestals as NCDOT requested. The motion was seconded by Council Member Paxton and passed unanimously.

6. 91.15 Keeping of Certain Animals Prohibited; Exceptions

Town Manager Sewell reminded the Council that there was an ongoing code enforcement situation concerning pot belly pigs at a residence in Fairfield Plantation. The Town had initially received a complaint about two pigs in that subdivision. The owner had reported that the pigs were kept as pets. Fairfield Plantation HOA determined that its rules allowed the pigs. However, Section 91.15 of the Town's Ordinances prohibited the pigs on residentially zoned parcels.

Ms. Somerset, owner of the pot belly pigs in question, stated that the neighborhood agreed that the pigs were not a nuisance. The pigs were behind a six-foot privacy fence and were not loud. The county did not prohibit pot belly pigs. She also noted that the person complaining about the pigs had not been at any meeting.

Council Member Paxton made the motion to do nothing and not to amend the Town ordinances to allow the pigs. The motion died for lack of a second. The Council took no other action on this item, therefore making no changes to the Town's ordinances.

7. Blasting Ordinance

Council Member Martin explained that he had heard from residents in a few different neighborhoods that existing blasting across I485 had affected residents. As there may be potential blasting at closer projects on Stevens Mill, residents had concerns over potential damage, notification, etc. Union County had an ordinance concerning blasting. Council Member Martin would like Council to discuss the need of creating a blasting ordinance for Stallings.

Jeff Kissinger, 1222 Hawthorne Drive, stated that the company VCE, a survey company which provided developers with a survey of property pre-blast and after blast, had contacted him. He checked with Union County and there was no permit for blasting in the area. Other municipalities had ordinances regarding blasting in addition to Union County. Mr. Kissinger was worried about the ripple effect from blasting.

Council Member Martin felt it was something to consider when approving developments near residential areas.

8. 2019-20 Council Priorities – Action Items

Town Manager Sewell went over the 2019-2020 Council Priorities. The Council held consensus to approve the final draft. The 2019-2020 Council Priorities are attached to these minutes and therefore incorporated herein.

9. Police Chief Hiring Process

Town Manager Sewell explained with the approaching retirement of the Police Chief, he suggested the Council consider an outside firm to assist to in finding a replacement. He suggested Developmental Associates from Chapel Hill, NC. Mr. Sewell walked the Council through the proposed process. Developmental Associates would provide this service for a cost of \$17,500.

Council held consensus to use Developmental Associates to assist the Town Manager in the selection process of the new Police Chief.

9.A. Closed Session Pursuant to 143-318.11(a)(3) and (5)

Council Member Scholl made the motion to go into closed session pursuant to 143-318.11(a)(3) and (5). The motion was seconded by Council Member Romanow and passed unanimously.

Council went into closed session at approximately 8:53 p.m. and returned to open session at 9:20 p.m.

Town Manager Sewell announced that two (2) letters of interest had been received for the District Seat 5 open vacancy.

10. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Martin, and the motion received unanimous support. The meeting was adjourned at 9:23 p.m.

Approved on _____, 2019.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

**MINUTES OF TOWN COUNCIL MEETING
OF THE
TOWN OF STALLINGS, NORTH CAROLINA**

The Town Council of the Town of Stallings met for a special meeting on March 25, 2019, 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 John Martin, Lynda Paxton, Deborah Romanow, and Shawna Steele.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Deputy Town Manager/Town Clerk; and Marsha Gross, Finance Officer.

1. Call the meeting to order

Mayor Dunn called the meeting to order.

2. CMIIP – Capital Management Improvement and Infrastructure Plan

Finance Officer Marsha Gross reviewed the current CMIIIP with the Council and the projected fiscal year budget for the next five years. The five (5) year forecast as well as the CMIIIP as of 03-25-19 is attached to these minutes and therefore incorporated herein.

Council Member Steele arrived at 6:14 p.m.

Council Member Scholl arrived at 6:37 p.m.

Council discussed various items and held consensus to discuss this topic more at another meeting. They also solidified the dates for the special work sessions for budget.

3. Adjournment

Council Member Martin moved to adjourn the meeting, seconded by Council Member Romanow, and the motion received unanimous support. The meeting was adjourned at 6:53 p.m.

Approved on April 8, 2019.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

**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 March 25, 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 John Martin, Lynda Paxton, Deborah Romanow, and Shawna Steele.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Deputy Town Manager/Town Clerk; Chief Minor Plyler; Lynne Hair, Town Planner; David Furr, Planning Technician; Chris Easterly, Town Engineer; Kevin Parker, Assistant 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. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

No one was present for public comment.

1. Agenda Approval

Mayor Dunn recommended moving Agenda Item 7, *Concert Series Beer and Wine Sales*, to Agenda Item 2.A. and adding Agenda Item 9.A. as *Chestnut Round-About*.

Council Member Romanow made the motion to approve the Agenda with the above changes. The motion was passed unanimously after a second by Council Member Scholl.

2. Annexation 51 – Funderburke

Mayor Dunn re-opened the public hearing for Annexation 51 – Funderburke and recessed until a meeting in May. The developer would pay any new advertising costs for the hearing.

2.A. Concert Series Beer and Wine Sales

Original Agenda Item 7

Parks and Recreation Director Platts explained that the Town would be holding a Summer Concert series with four (4) dates of bands in the park. As a part of the event planning, food vendors and activities would be present. The Parks and Recreation Department would also like to request allowing the sell of

beer and wine at these events. The alcohol would be sold and served by a craft brewing company and would be contained in one area. The company would also obtain and hold all the necessary permits for such.

The Town ordinances allowed for beer and wine sales only at the Blues, Brews, and BBQ or as specifically approved by Council. Council discussed an ordinance change versus allowing an exception.

Council Member Martin made the motion to grant the exception for the sale of alcohol at the Summer Concert Series and revisit an ordinance change at a latter part of the year. The motion was seconded by Council Member Scholl and passed accordingly.

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

Council Member Romanow made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) and (5). The motion was seconded by Council Member Scholl and passed unanimously by Council.

Council went into closed session at 7:14 p.m. and reconvened in open session at 7:49 p.m.

Council Member Romanow made the motion to purchase parcel #07126010 for \$210,000 with the closing date of April 10, 2019. The motion was passed by Council unanimously after a second by Council Member Martin.

4. District 5 Seat

Mayor Dunn explained the Town received two (2) letters of interest for the District 5 Seat vacancy: Deborah Caine and Billy Birt, Jr. Each candidate was given the opportunity to introduce themselves and fielded questions from the Council.

Council held consensus not to select a candidate at that time. It would make a decision at a later date to select a candidate or re-advertise.

5. CEM Small Area Plan Presentation

Town Planner Hair explained the CEM Small Area Plan was approved in last year's budget after receiving some grant funds from the state. The plan was worked on for about six months and was complete.

Demetri Baches, Metrocology, presented the CEM Small Area Plan to the Council. He noted that CEM had approved the plan and were pleased with the plan. The CEM Small Area Plan is attached to these minutes and therefore incorporated herein.

Council Member Martin made the motion to adopt the CEM Small Area Plan for the Town of Stallings which was seconded by Council Member Scholl. Council unanimously supported the motion.

6. 2019 Committee (Re)Appointments

The following (re)appointments were made to Stallings Committees:

Historical Committee:

- Sandra Adcock
- Marie Garris
- Heath Guion

Council Member Romanow made the motion to reappoint the above individuals to the Historical Committee with terms ending March 31, 2021. The motion received Council's unanimous support after a second from Council Member Scholl.

Parks and Recreation Committee:

- Deborah Caine
- Melissa Pruitt
- Tatianna Romanow

Council Member Steele made the motion to (re)appoint the above individuals to the Parks and Recreation Committee with terms ending March 31, 2021. The motion received Council's unanimous support after a second from Council Member Romanow.

Planning Board/Board of Adjustment:

- David Barnes
- Misty Craver, 1st alternate
- Andrew Whitman, 2nd alternate
- Robert Wiley
- Jacqueline Wilson

Council Member Romanow made the motion to reappoint the above individuals to the Planning Board/Board of Adjustment with terms ending March 31, 2022. The motion received Council's unanimous support after a second from Council Member Martin.

Stormwater Advisory Committee:

- Richard Naegele
- Nanci Osvai

Council Member Paxton made the motion to reappoint the above individuals to the Stormwater Advisory Committee with terms ending March 31, 2021 with the understanding that the Council would

do an ordinance amendment in the near future to change the structure of that committee. The motion received Council's unanimous support after a second from Council Member Steele.

Transportation Advisory Committee:

- Helena Connors

Council Member Paxton made the motion to reappoint the above individual to the Transportation Advisory Committee with term ending March 31, 2021. The motion received Council's unanimous support after a second from Council Member Romanow.

7. Concert Series Beer and Wine Sales

See Agenda Item 2.A.

8. Text Change for Building Height (Martin, Paxton, Romanow)

Council Member Romanow explained that building height came up during discussions for one of the development agreements. It appeared there was a need to increase the height so that a product would be able to be obtained that was more in line with the quality and aesthetics that the Town desired.

After Council discussion, Council Member Scholl made the motion to instruct staff to create a text change for consideration which would allow for a building height of up to four stories. The motion was passed unanimously by Council after a second from Council Member Romanow.

Council Member Romanow made the motion to suspend the rules to move Agenda Item 9.A. to Agenda Item 8.A. The motion was passed unanimously by Council after a second from Council Member Paxton.

8.A. Chestnut Round About

Originally Agenda Item 9.A.

Town Manager Sewell explained that NCDOT had under estimated the cost of the Chestnut Round-About by over \$2M. It had requested the Town allow it to use the Town's \$350,000 betterment funds towards the project as a part of the required 20% match so that the project could remain viable. If this shift of funds was not approved by the Council, the project would be delayed indefinitely until funding was obtained.

Council Member Romanow made the motion to approve NCDOT's requested fund shift, paying \$50,000 once right-of-way acquisition was complete and \$300,000 to be paid post-construction with the

completion to be done summer of 2020 and contingent on NCDOT returning the money if the project did not proceed. Council Member Martin seconded the motion. The motion received Council's unanimous vote.

It was noted that Council Member Paxton would assume former Council Member Heyse's spot on the latest Atrium Development Agreement Subcommittee.

9. Closed Session Pursuant to NCGS 143-318.11(a)(6)

Council Member Romanow made the motion to go into closed session pursuant to NCGS 143-318.11(a)(6). The motion was seconded by Council Member Steele and passed unanimously.

Council went into closed session at 8:54 p.m. and reconvened in open session at 8:58 p.m.

9.A. Chestnut Round About

See Agenda Item 8.A.

10. Adjournment

Council Member Martin moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at 8:59 p.m.

Approved on _____, 2019.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



**Ordinance to Establish and Restructure the
Boards and Committees for the
Town of Stallings Amendment**

WHEREAS, the Town Council wishes to allow for five (5) citizen members on the Stormwater Advisory Committee; and

WHEREAS, the Ordinance to Establish and Restructure the Boards and Committees for the Town of Stallings allows for three (3) citizen member on the Stormwater Advisory Committee;

NOW THEREFORE BE IT ORDAINED that the Town Council of the Town of Stallings, NC does hereby amend **ARTICLE 2: COUNCIL LED COMMITTEES**, Membership to read:

ARTICLE 2: COUNCIL LEAD COMMITTEES

Membership: Each Council-Lead Committee shall consist of two (2) Council Members and three (3) Citizen Members outlined below for each specific committee; *except for the Stormwater Advisory Committee which shall consist of two (2) Council Members and five (5) Citizen Members.*

Adopted this the 8th day of April, 2019.

Wyatt Dunn, Mayor

Attest:

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



MEMO

To: Stallings Town Council
From: Ashley Platts, Parks & Recreation Director
Via: Alex Sewell, Town Manager
Date: March 29, 2019
RE: **Parks & Recreation Service Award**

Background:

At their March meeting, the Parks and Recreation Committee discussed options for recognizing the Park and Recreation Advisory Committee's former Vice-Chair George Heyse's dedication to the Town's recreation programs and initiatives.

His enthusiasm and passion for service led him to attend each and every park and recreation event that he could during his many terms, volunteer prior to events to help staff organize supplies and prepare for events, and we discovered he even volunteered to paint all the fire hydrants in Stallings at one time!

In recognition of his steadfast service, the committee proposed and voted unanimously to award him with the George Heyse Service Award.

Requested Actions:

We are requesting permission to create this award and present it at the April Parks and Recreation Advisory Committee meeting scheduled for April 18, 2019.



To: Stallings Town Council
From: Ashley Platts, Parks & Recreation Director
Via: Alex Sewell, Town Manager
Date: March 29, 2019
RE: Parks & Recreation Service Award

Background:

At their March meeting, the Parks and Recreation Committee discussed options for recognizing the Park and Recreation Advisory Committee's former Vice-Chair George Heyse's dedication to the Town's recreation programs and initiatives.

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Requested Actions:

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MEMO

To: Town Council

From: Alex Sewell, Town Manager

Date: 4/3/19

RE: Police Retirement: Ceremonial Sale of Service Weapon

Purpose: To provide background and a recommendation on the ceremonial sale of a service weapon to a retiring police officer.

Background: N.C.G.S. 20-187.2 allows a unit of government to sell a retiring law enforcement officer his/her sidearm for less than market value. This statute's apparent purpose is to legalize the common practice of local governments selling a retiring law enforcement officer their service sidearm for \$1 as a final respectful recognition of that person's service. Police Chief Minor Plyler retired 3/29/19.

Recommendation: In recognition of Chief Plyler's service to the Stallings community, it is recommended that his service sidearm be sold to him for \$1.

§ 20-187.2. Badges and service side arms of deceased or retiring members of State, city and county law-enforcement agencies; weapons of active members.

(a) Surviving spouses, or in the event such members die unsurvived by a spouse, surviving children of members of North Carolina State, city and county law-enforcement agencies killed in the line of duty or who are members of such agencies at the time of their deaths, and retiring members of such agencies shall receive upon request and at no cost to them, the badge worn or carried by such deceased or retiring member. The governing body of a law-enforcement agency may, in its discretion, also award to a retiring member or surviving relatives as provided herein, upon request, the service side arm of such deceased or retiring members, at a price determined by such governing body, upon determining that the person receiving the weapon is not ineligible to own, possess, or receive a firearm under the provisions of State or federal law, or if the weapon has been rendered incapable of being fired. Governing body shall mean for county and local alcohol beverage control officers, the county or local board of alcoholic control; for all other law-enforcement officers with jurisdiction limited to a municipality or town, the city or town council; for all other law-enforcement officers with countywide jurisdiction, the board of county commissioners; for all State law-enforcement officers, the head of the department.

(b) Active members of North Carolina State law-enforcement agencies, upon change of type of weapons, may purchase the weapon worn or carried by such member at a price which shall be the average yield to the State from the sale of similar weapons during the preceding year.

(c) For purposes of this section, certified probation and parole officers shall be considered members of a North Carolina State law enforcement agency. (1971, c. 669; 1973, c. 1424; 1975, c. 44; 1977, c. 548; 1979, c. 882; 1987, c. 122; 2013-369, s. 19; 2016-77, s. 9(b).)