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 Meeting ID: 982 5209 9322  
 Password: 898698

**June 22, 2020**  
 Stallings Town Hall  
 315 Stallings Road  
 Stallings, NC 28104  
 704-821-8557  
[www.stallingsnc.org](http://www.stallingsnc.org)

Town Council Agenda

	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.	7:20 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve agenda as written. <i>(ADD, IF APPLICABLE: with changes as described by Mayor Dunn)</i>  <b>Motion:</b> I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: _____.
2.	7:25 p.m.	2020-21 FY Budget Ordinance	Alex Sewell, Town Manager	Adopt the budget
3.	7:35 p.m.	Divide Golf Course Maintenance <i>(tabled from June 8 meeting)</i>	Wyatt Dunn, Mayor	Discussion and possible action
4.	7:45 p.m.	In-person Council Meetings	Alex Sewell, Town Manager	Discussion
5.	7:55 p.m.	Epcon Courtyards at Lawyers Road <i>(Dunn)</i>	Wyatt Dunn, Mayor	Discussion
6.	8:05 p.m.	Adjournment	Wyatt Dunn, Mayor	Motion to adjourn

Note: The FY 2020-21 Proposed Budget and corresponding Budget Message were originally submitted on May 19, 2020. Subsequently, the Town has received additional information affecting revenue projections. Based on this additional information, the Town Manager is submitting an updated budget proposal with decreased revenues and expenditures.

June 1, 2020

Honorable Mayor and Members of Council  
Town of Stallings, North Carolina:

Pursuant to the Local Government Budget and Fiscal Control Act and N.C. General Statute 159-11, the Annual Budget for Fiscal Year 20-21 is submitted for your consideration:

General Fund	\$6,905,400
Appropriated General Fund Balance	\$2,091,800
Storm Water Fund	<u>\$ 515,500</u>
Total	\$9,512,700

This budget proposal represents the commitment of the Town Council to its strategic priorities and corresponding strategies unanimously approved as generally summarized as follows:

<b><u>FY 2020-21 TOWN COUNCIL PRIORITIES</u></b>
<p>1.) Create a Stallings Downtown</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <ul style="list-style-type: none"> <li>- Approved Strategy – Focus resources on establishing a “core” downtown area that will serve as a catalyst and ultimately lead to market-driven downtown development.</li> </ul> </div>
<p>2.) Review and Amend Land Use Plans to Better Align with Council’s Vision</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <ul style="list-style-type: none"> <li>- Approved Strategy – Work with Land Use Attorney Mac McCarley to identify remaining land use issues and develop a plan of action.</li> </ul> </div>
<p>3.) Economic Development</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <ul style="list-style-type: none"> <li>- Approved Strategy – Develop a 5-Year E.D. Strategic Plan and Recognize Existing Businesses</li> </ul> </div>
<p>4.) Transportation</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <ul style="list-style-type: none"> <li>- Approved Strategy – Increase Likelihood of CRTPO Funds Through an Updated Transportation Master Plan and TCC Participation</li> </ul> </div>
<p>5.) Communications – Push News Out on Social Media</p>

- Approved Strategy – Maintain Professional Communications Using Existing Resources and Provide Council Cost Estimates to Enhance Communications

6.) Enhance Blair Mill Park

- Approved Strategy – Define Council Vision and Use Grant Funds to Help Develop Blair Mill Park

These goals provide the foundation upon which the budget is built. Over the course of four budget workshop sessions and many hours of staff research and development, this budget was explained and discussed in detail. Ultimately, the Council provided additional direction on key budgetary decisions that form the basis of this proposed budget.

This budget proposal is also influenced by external factors including the condition of the national, state, and local economies, the COVID-19 pandemic, the emergency and pre-emergent needs identified in our community by the elected body, staff, advisory boards, and the goals noted above. Armed with the knowledge that this document represents a significant amount of careful consideration and study, this budget should allow the Town to meet its obligations, progress towards its goals, and remain fiscally strong.

Once a final budget is approved, the Town will use its new strategic Balanced Scorecard to monitor and track progress towards meeting the Council’s priorities (along with other measures ultimately aligned under the Town’s mission).

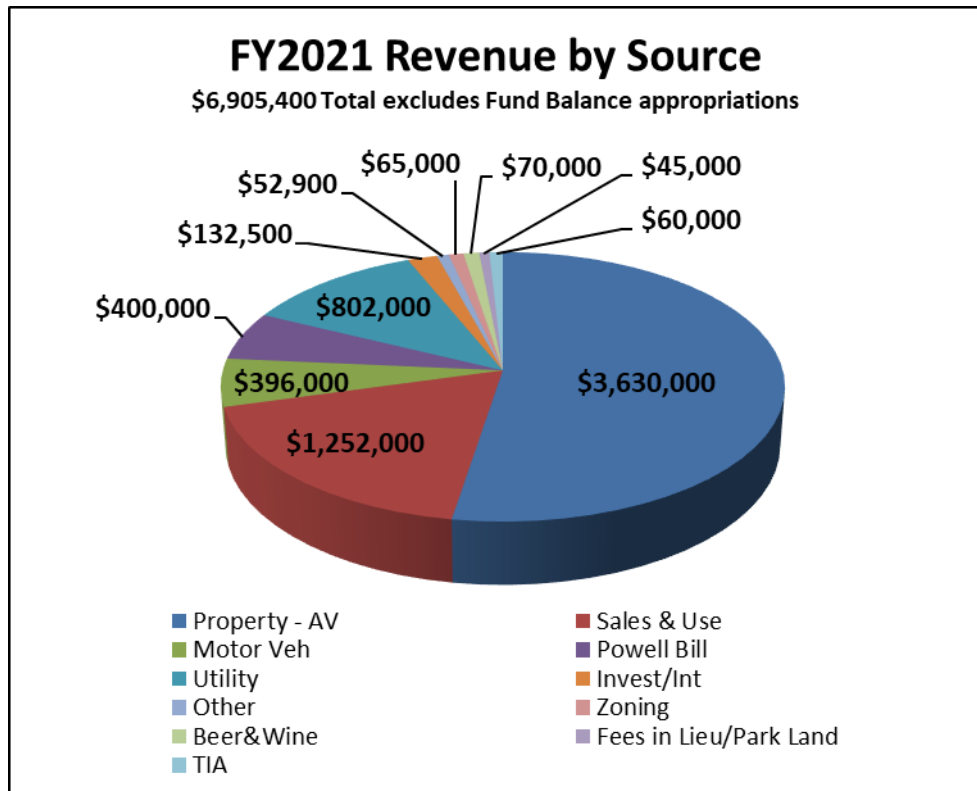
Please allow me to express gratitude to the Town Council, staff, and advisory boards for their hard work and input on this budget. While the creation of this budget proposal was a team-effort, I would like to especially recognize our Finance Officer Marsha Gross for working many hours to ensure our budget process is smooth.

# GENERAL FUND

## REVENUES

To maintain a prudent fiscal posture and considering the ongoing COVID-19 pandemic, this budget proposal takes a conservative approach to all revenue estimates. These revenue estimates are based upon our examination of guidance from the State, Union County, North Carolina League of Municipalities, and analysis of local trends. While we are not able to predict the future perfectly, using a conservative approach to revenue estimates and conducting thorough analysis decrease the likelihood of a major revenue shortfall during a fiscal year.

In comparison to FY 19-20, budgeted revenues in FY 20-21 decrease by \$2,294,947(20.3%) from \$11,292,147 to \$8,997,200. If fund balance appropriations and one-time transportation revenues<sup>1</sup> are removed from the equation, budgeted revenues decrease by \$54,600 (0.8%) from \$6,960,000 to \$6,905,400. The following chart shows revenues by source:



### Tax Rate:

The Town's largest revenue source is ad valorem property tax. This budget proposal does not recommend an increase to the tax rate but rather maintains the tax rate at \$0.215 per \$100 valuation

<sup>1</sup> This includes funds related to the Chestnut-Matthews Weddington Roundabout project and transportation impact analysis (TIA) fees which are offset proportionally by expenditures dependent on the amount that are received in a given fiscal year.

to cover the operational budget and capital projects as decided by Council. The proposed tax rate will generate an estimate of \$3,626,000 of ad valorem property tax revenue adjusted for a tax collection rate of 98.5%. Overall, this is a projected decrease of \$47,981 (1.3%) from the FY 19-20 projection.

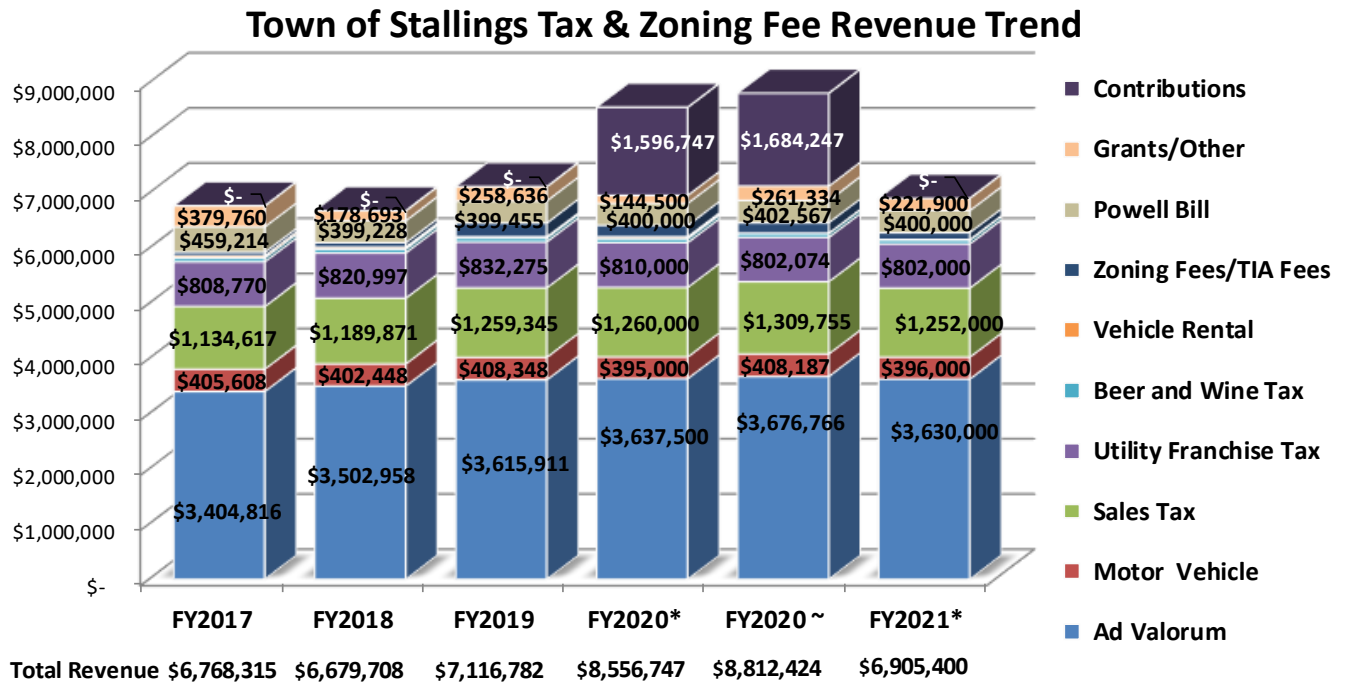
It is unclear what affect the COVID-19 pandemic will have on the Town’s tax collection rate because Stallings’ has no local historical precedent. However, a comparison can be cautiously made to the Great Recession due to foreclosure rates being high.

<b><u>Fiscal Year End</u></b>	<b><u>% Collected Within the Fiscal year of the Levy</u></b>	<b><u>% Collected Subsequently in Total</u></b>
2006	98.72%	99.59%
2007	98.37%	99.95%
2008	98.38%	99.96%
2009	98.03%	99.35%
2010	99.03%	99.98%
2011	98.76%	99.97%
2012	98.73%	99.99%
2013	99.09%	99.98%
2014	99.06%	99.93%
2015	99.35%	99.92%
2016	99.59%	99.99%
2017	99.67%	99.98%
2018	99.84%	99.97%
2019	99.81%	99.81%

Prior to the Great Recession, the 2006 tax collection rate was 98.72%. During the Great Recession, national foreclosure rates were the highest in 2010. That same year, the Town reported a 99.03% collection rate. The lowest tax collection rate during the Great Recession was 98.03% in 2009 which is 0.69% lower than the pre-recession level in 2006. If the 2019 collection rate of 99.81% is reduced by 0.69% (the difference between 2006 and the low point of the Great Recession era) you arrive at a collection rate of 99.12%. Due to the uncertainty surrounding the pandemic, this budget proposal takes a more fiscally conservative posture and reduces the collection rate further to 98.5%. Notably, the Town historically has eventually collected well over 99% of its taxes, even if the tax collection rate drops in a given fiscal year. This is likely due to to effective collection tools/methods along with the long-term strength of the Charlotte area economy.

**Other Revenue:**

The remainder of the General Fund is funded largely by sales and use tax, franchise and utility tax, Powell Bill funding for road and sidewalk maintenance, motor vehicle taxes, fund balance appropriations, and miscellaneous revenues. Below is a chart showing revenue trend data:



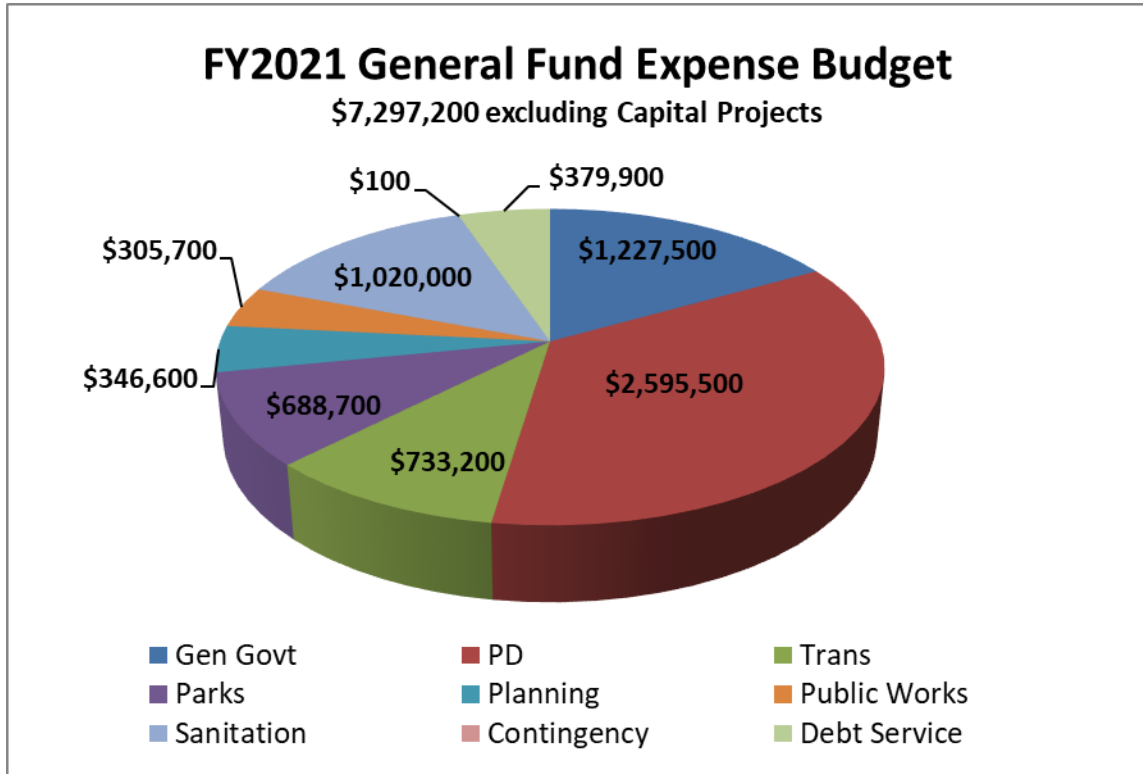
Note: FY2020\* - Budgeted Revenues  
 FY2020 ~ Projected actual revenues  
 FY2021\* - Proposed budgeted revenues

The Town’s second largest revenue source is sales and use tax. For FY 20-21, this budget proposal shows sales and use tax decreasing by \$57,755 (4.4%) compared to FY 19-20 projections. Due the uncertainty caused by the COVID-19 pandemic, this projection is even more conservative than the “Most Conservative” sales tax scenario offered by the N.C. League of Municipalities.

**EXPENSES**

In comparison to FY 19-20 budgeted expenditures, expenditures in FY 20-21 decrease by approximately \$2,294,947 (20.3%) from \$11,292,147 to \$8,997,200. However, if transfers to capital projects, one-time transportation improvements<sup>2</sup>, debt service, and contingency are removed, expenditures increase by \$109,000 (1.6%) from \$6,725,100 to \$6,834,100.

<sup>2</sup> This includes funds related to the Chestnut-Matthews Weddington Roundabout project and transportation impact analysis (TIA) fees which are offset proportionally by expenditures dependent on the amount that are received in a given fiscal year.



**Budget Highlights for FY 2020-2021:**

While not attempting to provide an exhaustive review, here are some expenditure highlights:

Personnel:

- Overall, budgeted personnel costs including fringe benefits increase by \$134,347.
- In conjunction with larger national economic trends, health insurance premiums increased 2.47% from prior year. This increase is low compared to the prior year increase of 15.3% in FY 19-20. The Town has a wellness program that helps keep costs down.
- Workers Compensation renewal premiums decrease 15.32% from the prior year with a decrease in both rates and our experience modifier. This is due to the Town’s safety initiatives, a large claim dropping off the “look-back” period, and good fortune.
- State mandated retirement rates increased from 9.06% to 10.27% for the Local General Class and from 9.70% to 10.84% in the Local Law Enforcement Officer Class.
- In accordance with the Town’s Pay Policy, and as approved by Council, personnel salaries will increase from a cost-of-living adjustment of 2.3%, a 2% pay step increase for eligible personnel is delayed and will become

effective January 1, 2021, and Council will decide if the 1% performance bonus is awarded in November. The last two decisions were made in an effort to be good public stewards during the ongoing COVID-19 pandemic.

#### General Government:

- Overall, the general government budget decreases by \$305,100 (19.9%).
- The Town began the construction project to renovate the entry and second floor of the existing/old Town Hall following the completion of the New Town Hall with council chambers in FY 19-20. This renovation converts the old council chamber into much needed space for the Town's administrative and police staff. The cost of the renovation was \$392,100 which explains the decrease in the General Government department budget.
- Outside services increased \$45,600 due largely to the funds needed for Economic Development Plan Implementation (\$40,000 - a Council priority) and janitorial costs for the New Town Hall.
- Union County Board of Elections notified the Town there would be no expenses related to the November 2020 election.
- 1<sup>st</sup> and 2<sup>nd</sup> Floor lobby/bathroom updates are budgeted for in coordination with ongoing renovation of the second floor of the old Town Hall.
- Funding is including for historical signage per the Historical Committee's recommendation.

#### Public Safety:

- Overall, the public safety budget increases by \$32,400 (1.3%).
- This majority of this increase comes from personnel and related costs. In addition to the Town's normal pay policy increases, the department now has 2 former employees budgeted for separation allowance mandated by law.
- This budget proposal includes funds for the scheduled replacement of 2 patrol vehicles with mileage either already over 100,000 or almost over 100,000. Due to extra demand on patrol vehicles, it is cost-efficient for the Town to regularly replace vehicles at this mileage level.
- This proposal includes additional funds necessary to have the Police Department to start the multi-year process of becoming CALEA accredited including a \$4,000 increase for accreditation fees and a reallocation of existing funds to add a part-time accreditation manager. CALEA accreditation is a process to assure that the police department is functioning at the highest level of police standards.
- Funds are included to replace body and in-car cameras using a phased approach and provide software in support of policy improvement and training.



Transportation: (Streets & Highways; Powell Bill)

- The total transportation budget decreases by \$2,024,647 (73.4%).
- This decrease is largely due to the Town budgeting in FY 19-20 \$350,000 plus an additional \$1,596,747 (a developer contribution) to enhance and expedite construction of North Carolina department of Transportation's ("NCDOT") Chestnut Roundabout project. These funds were expensed in FY 19-20 and paid to the NCDOT to begin construction of the roundabout. No additional liability is expected from this intersection in FY 20-21.
- For FY 19-20, the Town budgeted \$111,500 for Transportation Impact Analysis (TIA) fees. These funds are received from developers and expended only for the strict purpose a creating a TIA for that developer's potential project. Because these revenues vary based on the number/type of the projects in the queue, expenditure levels are difficult to predict. For FY 20-21, the budgeted amount was reduced to \$60,000 due to this uncertainty. If more projects come in requiring TIAs, the Town can do a budget amendment to account for the exact cost to offset the revenues received.
- \$400,000 is included to resurface and maintain Stallings streets. The Town is scheduled to resurface 11 streets totaling 0.85 miles in FY 20-21 (Town streets total 53.23 miles). Each year Town engineers assess and quantitatively determine the streets with the greatest resurfacing needs using an engineering methodology originally developed by the Army Corp of Engineers. Using this evaluation system, funding is applied to streets deemed to be in the worst condition. Using this framework, the Town can confidently state that it is resurfacing roads based on the greatest need.
- \$25,000 is included to continue installing street signage with the Town logo. The Town's Comprehensive Land Use Plan indicates that the enhancement of gateways/entrance points and street signage will help the Town accomplish the objective of enhancing our identity.<sup>3</sup>

Environmental Protection: (Sanitation)

- The total Environmental Protection budget increases by \$20,400 (2%).
- The Town contracts with a solid waste provider for collection of solid waste, recycling, and yard debris. Additionally, the Town has historically done a one-time annual bulk item collection through our solid waste provider.
- This increase accounts for a CPI rate increase required by our solid waste contract as well as a projected rise in the number of homes serviced.

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<sup>3</sup> Notably, this budget proposal removes \$50,000 in funding for Town gateway signage construction documents due to fiscal constraints.

### Economic & Physical Development: (Planning & Zoning)

- The total Economic & Physical Development budget decreases by \$32,500 (8.6%).
- This overall decrease is largely due to outside services decreasing \$40,200 in FY 20-21 due to the completion of construction documents for greenway signage and conceptual design of Town gateway signage.

### Public Works:

- The total Public Works budget decreases by \$34,400 (10.1%).
- This decrease is largely due to the transfer of part-time parks maintenance employees from Public Works to the Cultural Recreation department which accounts for about a \$35,300 decrease. This impetus so this transfer was a recommendation from the recent pay and classification study, which noted that most of the work done by these positions is for parks.
- With the completion of the new Public Works Building in FY 19-20, the department now has adequate space to secure all equipment and the capacity to begin expanding their capabilities and bring more work in-house where cost-efficient.
- Funds are included to purchase equipment which will reduce the use of outside contractors including a mini excavator and dump trailer.

### Cultural and Recreation:

- The total Cultural and Recreation budget increases by \$77,100 (12.6%).
- As explained below, this increase is largely due to the transfer of parks maintenance staff from Public Works, converting a part-time maintenance position to full-time, and several capital investments in Town parks.
- As noted in the Public Works budget, the part-time maintenance staff will be moved to Cultural and Recreation department for FY 20-21 (\$35,300). In addition, one of the part-time maintenance positions will be converted to full-time (\$26,000) because it is cost-efficient to perform several tasks in-house such as grass mowing and splash pad maintenance, to give the Town greater work force stability (and thus service stability) when it comes to park maintenance/support, and to help with establishing a Farmers Market (a Council priority).
- Funding is included to enhance programming and reduce events resulting in a net decrease of \$13,500.
  - Programming - In FY 19-20, the Parks & Recreation Department was temporarily housed in the administration building while waiting for construction of their new offices in New Town Hall to be

completed. During this construction, programming space was unavailable, and the FY 19-20 budget was decreased to reflect these space limitations. With the completion of New Town Hall, more programming space is available and so an additional \$4,000 is included to increase programming.

- Events – With the increase in programming funding, this proposal also includes a decrease of \$17,500<sup>4</sup> for events based on Council feedback and due to the likely continued impact of the COVID-19 pandemic on park events. The following events budgets have been reduced: Summer Movie Series, National Night Out with Stallings Police, Christmas-in-the-Park, and the Easter event. The following events have been eliminated: Backyard Blockbuster Movie Nights, National Parks & Recreation Month, Valentine Event, and Touch-A-Truck.
- With the Council priority of creating a downtown, \$3,000 is included for Farmers Market start-up costs and an additional \$15,000<sup>5</sup> is budgeted for related infrastructure. Farmers Markets have been successful in other jurisdictions in helping to bring people to downtown areas.
- The popularity of Town parks continues to grow and, to continually improve and responsibly maintain our parks, this proposal includes \$70,000 for capital items. In addition to \$15,000 for Farmers Market infrastructure, this proposal includes \$20,000 for additional shades in Stallings Municipal Park and \$15,000 for Blair Mill Park upgrades and maintenance.
  - Notably, enhancing Blair Mill Park is a Council priority for FY 20-21 with an approved strategy of defining Council vision and using grant funds to help develop Blair Mill Park. During budget discussions, it was determined that it was not financially feasible to conduct the necessary studies required for grant eligibility and to move these costs tentatively to the following fiscal year (FY 21-22). However, staff would still recommend working to define Council vision as desired vision will help determinate appropriate next steps.
- The Town is currently in the process of creating construction documents for a greenway segment by Blair Mill Park and Vickery subdivision. Once construction costs are determined, staff will bring this for Council's consideration.

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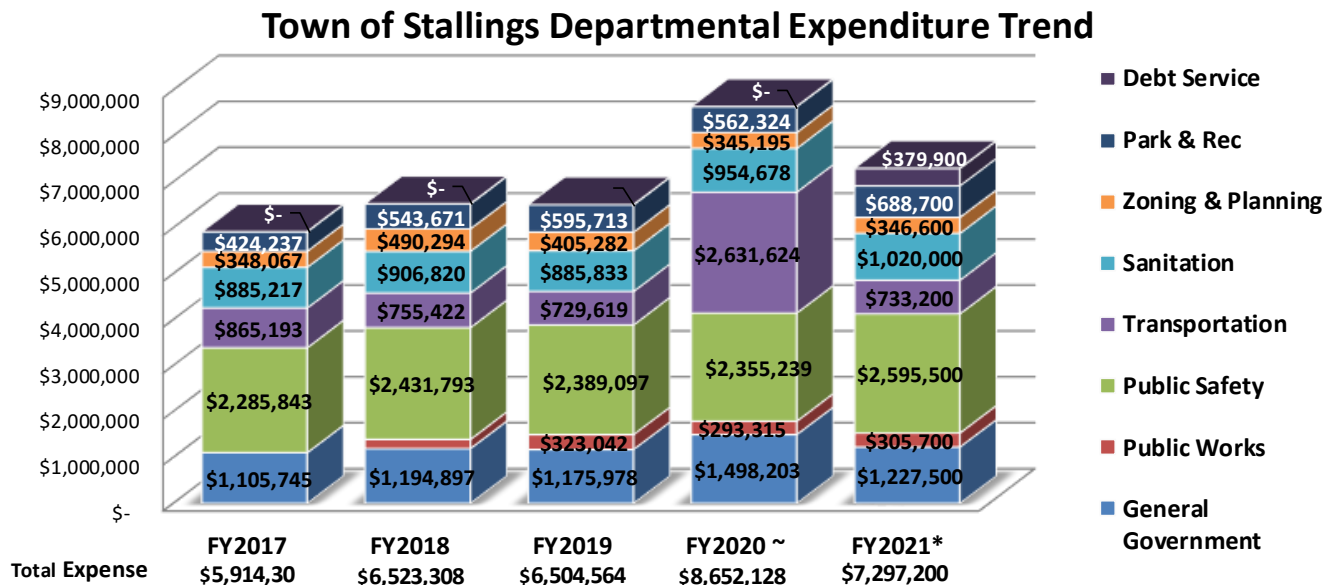
<sup>4</sup> This includes a reduction of \$12,500 from events plus an additional subsequent \$5,000 reduction for summer concerts due to fiscal constraints. Please note the \$12,500 is calculated as a reduction from the FY 19-20 budget number of \$84,500 while the initial departmental budget request was \$85,000 and so the reduction from that number was \$13,000. Please note that \$3,000 for Farmers Market startup is also included in this line item but not included in this discussion (see the subsequent bullet point).

<sup>5</sup> This was initially budgeted at \$30,000 but reduced to \$15,000 due to fiscal constraints.

Debt Service:

- A loan in the amount of \$2,918,000 related to the construction of the New Town Hall and Public Works Building was secured in February 2019 at an interest rate of 3.45% and a term of 10 years. Principal payments of \$291,800 are due annually and began in March 2020.
- The Town’s stated long-term plan to paying these debt obligations is, for the first several years, to pay the annual debt service principal from fund balance reserves while using annual funds to pay the annual interest. Once reimbursement funds are received from the Potter/Pleasant Plains project, the Town will use these funds to pay off a large amount of this debt service.
- The amount of \$291,800 is included in the FY2020-21 budget for the March 2021 payment as well as \$88,100 in interest.

Expenditure Trend Data:



Note: FY2020~ - Projected actual expenditures  
 FY2021\* - Proposed budgeted expenditures

Fund Balance Analysis:

Fund balance is simply explained as the amount of assets in excess of liabilities in a given fund. The benefits of having a healthy fund balance include enabling the Town to meet our financial obligations without interruptions due to cash flow, having a good credit rating, generating investment income, eliminating the need for short-term borrowing, and providing a reserve of funds to respond to emergencies, opportunities, and non-reoccurring capital needs.

The North Carolina Local Government Commission (LGC) monitors the level of fund balance each locality maintains as a sign of their relative financial strength. One significant benchmark the LGC uses is that fund balance must amount to at least 8% of total expenditures, below which they express concern to the locality and direct action to increase the balance. In addition to the 8% State requirement, the Town through adopted policy requires itself to maintain a minimum available fund balance of 30% of budgeted expenditures. The Town maintains a strong level of fund balance in the General Fund as evidenced by our most recent projection that available fund balance will be approximately 94.64% of total budgeted expenditures at June 30, 2020.<sup>6</sup>

As of 4/30/20, here is a overview of the Town’s fund balance levels:<sup>7</sup>

	7/1/2019 Balance	Change in Balance	4/30/2020 Balance
Unassigned Fund Balance	\$ 3,270,119	\$ -	\$ 3,270,119
Stabilization by State Statute	462,389	-	462,389
Powell Bill	239,450	63,547	\$ 302,997
Drug Forfeiture	25,545	27,717	\$ 53,262
Capital Project Commitment - Chestnut Lane Roundabout	350,000	(350,000)	\$ -
Capital Project Fund - Potter/Pleasant Plains	1,214,648	(20,188)	\$ 1,194,461
Capital Project Fund - New Town Hall and PW Buildings	2,141,651	(2,072,186)	\$ 69,465
Fees in Lieu of Park Land	374,474	-	\$ 374,474
Appropriated Fund Balance for FY2020 Expenditures	2,016,800	-	\$ 2,016,800
30 Percent Reserve	2,654,040	-	\$ 2,654,040
YTD Revenue less Expenditures	-	245,701	245,701
<b>Total Fund Balance - General Fund</b>	<b>\$ 12,749,116</b>	<b>\$ (2,105,408)</b>	<b>\$ 10,643,709</b>
<b>Fund Balance - Storm Water</b>	<b>\$ 1,670,561</b>	<b>\$ (152,382)</b>	<b>\$ 1,518,179</b>

This FY 20-21 budget proposal includes the following fund balance allocations and corresponding expenditures:

- \$366,800
  - \$291,800 – This amount is for the principal portion of the annual debt service payment for the New Town Hall loan.
  - \$75,000 – This amount includes \$40,000 for implementation of an economic development strategic plan, \$20,000 for new park shades for Stallings Municipal Park, and \$15,000 for Farmers Market infrastructure.

<sup>6</sup> Projection as of 5/18/20. Available Fund Balance - \$8,690,978; Expenditures at \$9,183,947 – Capital projects are removed from this calculation.

<sup>7</sup> From the April financial report. Some additional notes:

- Overall General Fund Balance decrease is due expenditures on the New Town Hall and Public Works Buildings
- Revenue less Expenses expected through 4/30/2020 is \$770K
- Powell Bill fund changes are Powell Bill Revenue less expenditures
- Drug Forfeiture represents Federal funds received less expenses
- Storm Water Fund balance expenditures reflect the appropriation of \$208K in funds to Capital Project Fund for underground water detention

- \$1,700,000 – This amount is for the estimated construction cost for Potter/Pleasant Plains project. This project is discussed below under the “CAPITAL PROJECT FUNDS” section.
- \$25,000 – Drug forfeiture funds restricted for law enforcement purposes to address needs as they arise.

## ***STORMWATER FUND***

The Town operates a stormwater utility fund as an enterprise fund. Revenues come from stormwater fees charged on properties and the Town uses these funds to maintain/improve the Town's public stormwater system. This proposal recommends keeping the FY 20-21 stormwater rate unchanged at \$46 per lot for residential and \$33 per ERU for commercial properties which generates over \$500,000 in revenue annually. These revenues will allow the Town to continue inspections, maintain our stormwater system, and otherwise continue to meet the standards of the federally mandated Phase II stormwater program.

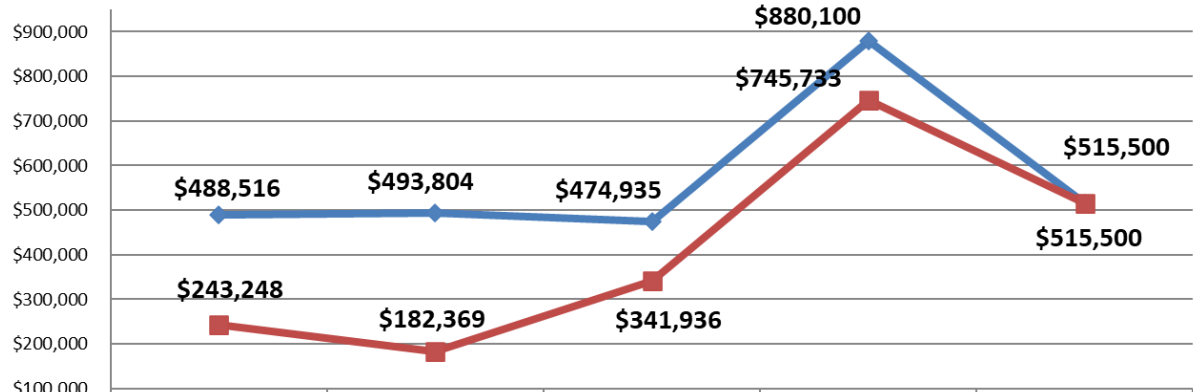
For FY 20-21, revenues and expenses decrease by \$343,000 (40%) compared to the FY 19-20 budget. In FY 19-20, the Town budgeted \$358,000 from fund balance to help cover the cost of an underground stormwater detention system for new public facilities (\$208,000) and to help cover a large unexpected stormwater repair on Wedgewood Court (\$150,000). If these fund balance appropriations are removed, FY 20-21 budgeted revenues increase by \$15,000 (3%). However, if fund balance appropriations are removed, FY 20-21 revenues decrease by \$12,756 (2.4%) from FY 19-20 projected revenues. This is largely due to a budgeted decrease in storm water tax revenues to maintain a conservative fiscal posture, especially during the ongoing COVID-19 pandemic.

In FY 19-20, the Town budgeted for proactive preventative services including street sweeping and having a vacuum truck service to keep our stormwater basins clear of debris. In FY 20-21, expenditures for these proactive preventative services are also included. While there will always be stormwater problems that we must reactively respond to, it is also important for the Town to continue to invest resources in proactive preventative measures. Being proactive is more cost-efficient than just responding to issues when the Town receives a complaint and increases the likelihood the Town can address stormwater issues before they grow larger and cause a proportionally greater negative impact.

Regarding Stormwater fund balance levels, the Town's historic goal has been to maintain fund balance reserves at a minimum of \$1,000,000 to address unexpected stormwater projects. The rationale behind carrying such a significant level of reserves is that unexpected stormwater repairs have the potential to be very expensive. If multiple unexpectedly large projects happened in a single year, the Town would need the capacity to fund these unexpected repairs while continuing to address the more common stormwater repairs that are typical on an annual basis. If the Town did not have sufficient reserves to cover these costs, the Town would need to borrow money or choose not to make needed repairs. As of March 31, 2020, the Stormwater fund balance is at \$1,527,290.

The following graph shows recent revenue and expenditure trends:

### Stormwater Fund Revenue/ Expense Trend FY2017 - FY2021



	FY2017	FY2018	FY2019	FY2020*	FY2021*
Revenue	\$488,516	\$493,804	\$474,935	\$880,100	\$515,500
Expenses	\$243,248	\$182,369	\$341,936	\$745,733	\$515,500

Note: FY2020 - Projected actual revenues  
 FY2021 - Proposed budgeted revenues



## ***CAPITAL PROJECT FUNDS***

### Potter/Pleasant Plains Improvements:

In partnership with the N.C. Department of Transportation (“NCDOT”) and Union County, the Town has been working for years to expedite needed improvements to the intersection of Potter Road and Pleasant Plains Road using a mix of local and State/Federal funds. These improvements include widening Pleasant Plains Road from east of Aurora Boulevard to west of Lakewood Drive, widening Potter Road from Azteca Drive to Old Monroe Road, and providing water and sewer improvements along Potter Road to Monroe Road.

The total budget for the project is \$3,500,000, with \$1,770,653 spent on right-of-way acquisition and engineering design services completed thus far. In FY 19-20, the Town was reimbursed \$1,215,505 from NCDOT and Union County for work already completed. With right-of-way acquisition complete and the anticipated completion of utility movements in the coming weeks, the Town had planned to bid out the project soon in hopes of beginning construction in Fall 2020.

However, the COVID-19 pandemic brought about a sharp decline in NCDOT’s revenues and caused the department to fall below the statutorily mandated cash floor of \$293 million. According to state law, once NCDOT falls below the cash floor, it can no longer enter into new contracts that spend money on transportation projects. Additionally, NCDOT leadership has advised the Town that it is not able to issue a letter of concurrence for awarding a construction contract for this project until the DOT is above its mandated cash floor. As such, NCDOT leadership has advised that the Town would be taking a risk that the Town might not get reimbursement for this project if the Town were to award a construction contract without a letter of concurrence from NCDOT. Staff will continue to communicate with NCDOT to ensure the Town is operating using the most updated information and the State is aware of our concerns.

If the Town chooses to move forward with this project, the proposal includes \$1,700,000 for construction costs. Please note that this \$1,700,000 is an estimate and the actual construction amount will be based on bids actually received as part of the required competitive bidding process.

### New Town Hall and Public Works Facilities:

In February 2019, the Town adopted a Capital Project Ordinance which created the Capital Project Fund for the new Town Hall and Public Works facilities. The total budget for construction and furnishing for the new buildings is \$3,441,600 and the project is expected to be completed within budget. To help fund this project, the Town took out a loan for \$2,918,000 with a 10-year term at an interest rate of 3.45%. The Town’s previously stated long-term plan to paying off these debt obligations is, for the first several years, to pay the annual debt service principal from fund balance reserves while using annual funds to pay the annual interest. Once reimbursement funds are received from the Potter/Pleasant Plains project, the Town will use these funds to pay off a large amount of this debt service.

This project is substantially completed, and it is possible that the Town may be able to close out the fund by June 30, 2020. The only outstanding issue is making the Council dais a little larger to ensure everyone can work functionally. Notably, the debt related to this project has been

transferred from the capital project fund to the General Fund and therefore, no further costs related to this project are budgeted for FY20-21.

Attached to this Budget Message are the:

FY 2020-21 Proposed Budget Ordinance  
FY 2020-21 Fee Schedule  
FY 2020-21 Line Item Budget

Respectfully submitted this is the 1<sup>st</sup> day of June 2020.

A handwritten signature in black ink, appearing to read 'A. Sewell', with a stylized flourish at the end.

M. Alexander Sewell, Esq.  
Town Manager

**TOWN OF STALLINGS  
2020-2021 BUDGET ORDINANCE**

**SECTION 1.** The following amounts are hereby appropriated for the operation of the Town's government and its activities for the fiscal year beginning July 1, 2020 and ending June 30, 2021:

<b>GENERAL FUND</b>	\$6,905,400
<b>APPROPRIATED GENERAL FUND BALANCE</b>	2,091,800
<b>STORM WATER FUND</b>	<u>515,500</u>
<b>TOTAL</b>	<u>\$9,512,700</u>

**SECTION 2.** That for the said fiscal year there is hereby appropriated out of the following categories:

**General Fund**

Public Safety	\$2,595,500
General Government	1,227,500
Sanitation	1,020,000
Transportation	733,200
Cultural and Recreational	688,700
Economic and Physical Development	346,600
Debt Service	379,900
Public Works	305,700
Council Discretionary	<u>100</u>
	\$7,297,200

**Transfer to Pleasant Plains/Potter Road Project Fund** \$1,700,000

**Total Appropriations – General Fund** \$8,997,200

**Storm Water Fund**

General Expenses \$515,500

**Total Appropriations – Storm Water Fund** \$515,500

**SECTION 3.** It is estimated that the following revenues will be available during the fiscal year beginning on July 1, 2020 and ending June 30, 2021 to meet the appropriations shown in Section 2 according to the following summary and schedules.

<b><u>Category</u></b>	
Ad Valorem Taxes, 2020-2021	\$3,626,000
Local Option Sales Tax	1,252,000
Utility Franchise Tax	802,000
Powell Bill	400,000
Motor Vehicle Taxes, 2020-2021	384,000
Investment Earnings	126,000
Beer and Wine Tax	70,000
Zoning Fees	65,000
Traffic Impact Analysis Fees	60,000
Fees in Lieu of Park Land	45,000
Taxes (ad valorem and motor vehicle), prior years	16,000
Solid Waste Disposal Tax	11,800
Rental Property	10,200
Gross Vehicle Rental	8,500
Park Rental Fees	7,000
Other Miscellaneous Revenue	7,000
Interest/Penalties/Fees on delinquent taxes and listings	6,500
Police Report Fees	3,100
Stallings Fest (vendor fees) and Program Fees	2,900
Nuisance Abatement and Civil Citations	2,400
Appropriated General Fund Balance	2,091,800
<b>Total General Fund Revenues</b>	<b>\$8,997,200</b>
Storm Water Fees	515,000
Storm Water Interest	500
<b>Total Revenues</b>	<b>\$9,512,700</b>

**SECTION 4.** The following amounts are hereby appropriated in the Capital Project – Pleasant Plains and Potter Road Project fund for the fiscal year beginning July 1, 2020 and ending June 30, 2021:

Capital Outlay	1,695,000
Testing/Geotechnical	5,000
<b>Total Expense</b>	<b>\$1,700,000</b>

It is estimated that the following revenues will be available in the Capital Project – Pleasant Plains and Potter Road Project fund for the fiscal year beginning July 1, 2020 and ending June 30, 2021:

Appropriation from General Fund	<u>\$1,700,000</u>
<b>Total Revenue</b>	<u><b>\$1,700,000</b></u>

**SECTION 5.**

a) There is hereby levied for the fiscal year ending June 30, 2020 a tax rate of \$0.215 per one hundred dollars (\$100.00) valuation of taxable property as listed for taxes as of January 2020 for the purpose of raising the revenue for property taxes as set forth in the attached schedule of estimates of revenues and in order to finance the foregoing appropriations. Such rate is based on an estimated total appraised valuation of property for the purpose of taxation of \$1,902,922,088 at an estimated rate of collection of ninety-nine percent (98.5%).

b) There is hereby established a Storm Water Rate Schedule for the purpose of raising revenue to fund the Storm Water program:

Residential	\$46.00/year
Non-residential (per ERU, which equals 2,060 square feet)	\$33.00/ERU/year

c) The fees for park rentals, civil citations, zoning permits and other miscellaneous items with the Cultural and Recreational, Code Enforcement, Economic and Physical Development, and other Town departments will be in accordance to the attached schedules and effective July 1, 2020.

d) Any fee not listed specifically herein is officially set at the rate designated by the most recent Town Council decision on the matter.

**SECTION 6.** The Budget Officer shall be authorized to reallocate departmental appropriations among the various objects of expenditures as deemed necessary.

**SECTION 7.** That before any portion of any contingency appropriation is expended, the Town Council must by resolution authorize such expenditure.

**SECTION 8.** Copies of this Ordinance shall be furnished to the Town Clerk to be kept on file for direction in the disbursement of funds.

**SECTION 9.** This ordinance shall be effective upon its adoption.

ADOPTED this the \_\_\_\_\_ day of June, 2020.

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Wyatt Dunn, Mayor

Attested:

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Erinn Nichols, Deputy Town Manager/Town Clerk



**Line Item Budget FY2020-2021**



**10 General Fund**

REVENUE:

	2019-2020 Budget	2020-2021 Budget
10-00-3197-100 Taxes Ad Valorem - Current Year	3,625,500	3,626,000
10-00-3198-118 Taxes Ad Valorem 17-18	-	-
10-00-3198-119 Taxes Ad Valorem 18-19	-	-
10-00-3198-120 Taxes Ad Valorem 19-20	12,000	4,000
10-00-3198-800 Taxes Ad Valorem Refunds	-	-
10-00-3220-310 Solid Waste Disposal Tax	11,200	11,800
10-00-3231-231 Sales and Use Tax	1,260,000	1,252,000
10-00-3272-220 Gross Vehicle Rental Tax	38,000	8,500
10-00-3280-100 Motor Vehicle Tax - Current Year	385,000	384,000
10-00-3280-200 Motor Vehicle Tax - Prior Years	10,000	12,000
10-00-3316-300 Powell Bill Allocation	400,000	400,000
10-00-3322-200 Beer and Wine Tax	70,000	70,000
10-00-3324-200 Franchise and Utility Tax	810,000	802,000
10-00-3831-800 Investment Earnings - General Fund	95,000	120,000
10-00-3831-801 Investment Earnings - Powell Bill	8,000	6,000
10-00-3831-804 Interest	8,000	6,500
10-00-3834-800 Civic Building Rent	-	-
10-00-3834-810 Rental Property Rent	-	10,200
10-00-3835-800 Sale of Surplus Property	-	-
10-00-3839-800 Miscellaneous Revenue	2,000	6,000
10-00-3839-801 Fees	-	-
10-00-3839-802 Online CC Fees	500	1,000
10-00-3839-804 Donations/Contributions	-	-
10-00-3839-806 Insurance Proceeds	-	-
10-00-3839-807 Admin Fees from Fines & Forfeitures	-	-
10-00-3839-808 Fees in Lieu of Park Land	-	45,000
10-00-3910-900 Proceeds from long Term Debt	-	-
10-10-3317-200 Unauthorized Substances	-	-
10-10-3317-300 Forfeiture - Dept. of Justice	-	-
10-10-3317-400 Forfeiture - Dept. of Treasury	-	-



**Line Item Budget FY2020-2021**

	2019-2020	2020-2021
	Budget	Budget
10-10-3317-500 Dept. of Treasury Reimbursement	-	-
10-10-3430-300 Governor's Hwy Safety Program	-	-
10-10-3430-310 Governor's Crime Commission Grant	-	-
10-10-3430-320 DOJ Bulletproof Vest Grant	-	-
10-10-3839-410 Police Report Fees	3,000	3,100
10-10-3839-430 Miscellaneous PD Revenue	-	-
10-10-3839-806 Insurance Proceeds	-	-
10-20-3430-400 TIA Revenue - Development Fee	120,000	60,000
10-20-3430-804 Transportation Contributions	1,596,747	-
10-40-3491-400 Zoning Fees	85,000	65,000
10-40-3491-403 Nuisance Abatement Fees	-	1,200
10-40-3491-405 Civil Citations	1,000	1,200
10-40-3600-300 Grant Revenue	-	-
10-80-3834-800 Park Property Rent	12,000	7,000
10-80-3839-803 Event Revenue	-	600
10-80-3839-804 Stallings Fest	1,800	1,500
10-80-3839-807 Program Revenue	2,000	800
10-80-3839-808 Miscellaneous Revenue	-	-
10-99-3991-600 Fund Balance Appropriation	718,600	366,800
10-99-3991-600 Fund Bal Approp - Fund 41 Potter Rd Cap Proj	1,700,000	1,700,000
10-99-3991-600 Fund Bal Approp - Fund 42 NTH & PW Cap Project	291,800	-
10-99-3991-610 Fund Balance Approp - Powell Bill	-	-
10-99-3991-620 Fund Balance Approp. - Drug Forfeiture	25,000	25,000
<b>TOTAL REVENUE</b>	<b>11,292,147</b>	<b>8,997,200</b>
 <b>EXPENDITURES SUMMARY:</b>		
<i>Combined Lines</i>		
Salaries and Wages	2,498,780	2,569,980
Separation Allowances	48,900	44,340
Supplemental Retirement 401(k)	121,840	128,059
Council/Board Member Salary	62,400	54,600
Employer Portion PR Taxes	189,928	203,760
Retirement Contribution	229,190	271,346






**Line Item Budget FY2020-2021**

	2019-2020	2020-2021
	Budget	Budget
Health Insurance	343,200	360,000
Unemployment Compensation	3,500	-
Worker's Compensation	72,500	61,390
Training	37,150	41,000
Legal	89,500	83,000
Office Supplies	22,600	30,100
Outside Services	335,800	254,770
Travel	24,900	29,400
Telephone	41,080	42,250
Utilities	179,000	192,500
Insurance - Property/General Liability/Auto	66,400	66,800
Miscellaneous	20,500	21,660
	<b>4,387,168</b>	<b>3,953,190</b>

**EXPENDITURES BY DEPARTMENT:**

00 General Government		
		
10-00-4110-000 Salaries - Elected Officials	36,600	36,600
10-00-4110-009 Employer Portion of PR Taxes	2,800	2,800
10-00-4120-000 Salaries and Wages - Regular	387,000	<b>398,500</b>
10-00-4120-003 Car Stipend - Town Manager	6,000	5,460
10-00-4120-007 Supplemental Retirement (401k)	19,360	19,844
10-00-4120-008 Board Member Salary	9,000	3,600
10-00-4120-009 Employer Portion PR Taxes	30,770	30,770
10-00-4120-010 Retirement Contribution	35,030	40,926
10-00-4120-011 Health Insurance	40,800	42,000
10-00-4120-013 Unemployment Compensation	-	-
10-00-4120-014 Worker's Compensation	1,110	900
10-00-4120-015 Employee Health and Wellness	5,000	5,000
10-00-4120-016 Uniforms	1,500	1,500



**Line Item Budget FY2020-2021**

	2019-2020	2020-2021
	Budget	Budget
10-00-4120-017 Training	20,000	20,000
10-00-4120-018 Audit/Accounting	20,200	20,900
10-00-4120-019 Legal Fees	60,500	50,000
10-00-4120-020 Medical Expense - New Hire/Drug Testing	500	1,200
10-00-4120-021 Supplies/Materials	8,400	10,000
10-00-4120-022 Meetings/Events	11,000	12,500
10-00-4120-023 Dues/Subscriptions/Pub	25,000	26,000
10-00-4120-024 Buildings and Grounds	-	-
10-00-4120-025 Vehicle Maintenance	1,500	1,200
10-00-4120-026 Office Supplies	12,600	18,000
10-00-4120-027 Postage	18,500	18,500
10-00-4120-028 Bank Charges	1,200	2,400
10-00-4120-029 Inventory/Equipment	5,000	5,000
10-00-4120-030 Computer and Related	99,200	100,000
10-00-4120-031 Travel/Mileage	9,400	9,400
10-00-4120-032 Telephone	16,500	18,000
10-00-4120-033 Utilities	37,000	42,000
10-00-4120-034 Historical Signage	-	6,000
10-00-4120-035 Repairs/Maint (Equipment)	-	500
10-00-4120-036 Fuel	900	900
10-00-4120-037 Advertising	5,000	5,000
10-00-4120-039 Outside Services	39,400	85,000
10-00-4120-040 Tax Collection Fees	72,000	71,000
10-00-4120-042 Equipment Rental	16,500	16,000



**Line Item Budget FY2020-2021**

	2019-2020	2020-2021
	Budget	Budget
10-00-4120-045 Insurance	28,700	28,700
10-00-4120-048 Employee Morale	-	3,600
10-00-4120-049 Miscellaneous	5,000	12,000
10-00-4120-050 Licenses and Fees	-	-
10-00-4120-093 Codify Ordinances	2,700	2,700
10-00-4120-094 Public Relations/Employee Recognitions	15,500	10,000
10-00-4120-097 Management Contingency	20,000	20,000
10-00-4170-039 Election	13,330	-
10-00-4120-080 Penalties and Interest	-	-
10-00-4120-099 Capital Outlay	392,100	23,100
<b>00 General Government</b>	<b>1,532,600</b>	<b>1,227,500</b>
Change from Prior Yr Budget		(305,100)
10 Public Safety		
10-10-4310-000 Salaries & Wages - Regular	1,474,210	1,494,400
10-10-4310-001 Salaries & Wages - Overtime	15,000	17,500
10-10-4310-004 Separation Allowance - LE	48,900	44,340
10-10-4310-006 Supplemental Retirement - LE (401k)	64,870	70,770
10-10-4310-007 Supplemental Retirement (401k)	8,810	4,790
10-10-4310-008 Board Member Salary	3,000	3,000
10-10-4310-009 Employer Portion PR Taxes	117,930	119,270
10-10-4310-010 Retirement Contributions	141,920	163,270
10-10-4310-011 Health Insurance	220,800	225,600
10-10-4310-013 Unemployment Compensation	3,000	3,000
10-10-4310-014 Worker's Compensation	55,170	43,440
10-10-4310-015 Employee Health and Wellness	-	1,000
10-10-4310-016 Uniforms	15,000	17,150
10-10-4310-017 Training	4,000	6,000
10-10-4310-019 Legal Fees	7,500	9,000




**Line Item Budget FY2020-2021**

	2019-2020	2020-2021
	Budget	Budget
10-10-4310-020 Medical/New Hire Expenses	2,000	3,000
10-10-4310-021 Supplies/Materials	3,000	3,000
10-10-4310-022 Meetings/Events	5,000	6,000
10-10-4310-023 Dues/Subscriptions/Pub	800	1,100
10-10-4310-024 Buildings and Grounds	2,000	2,000
10-10-4310-025 Vehicle Maintenance	34,500	34,500
10-10-4310-026 Office Supplies	6,000	6,000
10-10-4310-027 Postage	400	400
10-10-4310-029 Inventory/Equipment	15,000	15,000
10-10-4310-030 Computer and Related	7,620	21,100
10-10-4310-031 Travel	5,500	5,500
10-10-4310-032 Telephone/Communications	19,020	17,000
10-10-4310-035 Repairs/Maintenance - Equipment	9,650	9,700
10-10-4310-036 Fuel	57,000	60,000
10-10-4310-038 Guns and Ammunition	5,000	5,000
10-10-4310-039 Outside Services	5,000	14,570
10-10-4310-040 Crime Lab Expense	10,000	10,000
10-10-4310-042 Equipment Rental	4,500	6,100
10-10-4310-043 Vehicle Purchase	115,000	77,000
10-10-4310-044 Investigation Expense	5,000	5,000



**Line Item Budget FY2020-2021**

	2019-2020	2020-2021
	Budget	Budget
10-10-4310-045 Insurance	31,000	31,000
10-10-4310-047 Fundraising Expense	-	-
10-10-4310-049 Miscellaneous	5,000	5,000
10-10-4310-060 K-9 Unit	10,000	10,000
10-10-4310-097 Contingency	-	-
10-10-4310-125 Vehicle Maintenance - Ins Reimbursed	-	-
10-10-8120-099 Capital Outlay	-	-
	<b>2,538,100</b>	<b>2,570,500</b>
Change from Prior Yr Budget		
Governor's Highway Safety Program - Expenses		
10-10-4410-070 DOJ-Bullet Proof Vest Grant	-	-
10-10-4410-090 Grant Expense - GCC	-	-
10-10-4420-030 Department of Justice	-	-
10-10-4420-040 Department of Treasury	25,000	25,000
<b>10 Public Safety</b>	<b>2,563,100</b>	<b>2,595,500</b>
		<b>32,400</b>
<b>20 Transportation</b>		
		
<b>4510 Streets and Highways</b>		
10-20-4510-000 Salaries and Wages	77,620	77,450
10-20-4510-007 Supplemental Retirement (401K)	3,845	3,825
10-20-4510-008 Board Member Salary	1,800	1,800
10-20-4510-009 Employer's Portion of PR taxes	6,070	6,090
10-20-4510-010 Retirement Contribution	7,030	7,950
10-20-4510-011 Health Insurance	8,400	8,400
10-20-4510-013 Unemployment Compensation	-	-
10-20-4510-014 Workers Compensation	1,160	1,460
10-20-4510-016 Uniforms	300	-
10-20-4510-017 Training	2,000	2,000



**Line Item Budget FY2020-2021**

	2019-2020	2020-2021
	Budget	Budget
10-20-4510-021 Supplies/Materials	100	600
10-20-4510-023 Dues Subscriptions Memberships	5,325	5,325
10-20-4510-025 Vehicle Maintenance	750	500
10-20-4510-026 Office Supplies	1,200	600
10-20-4510-029 Inventory/Equipment	500	-
10-20-4510-030 Computer and related	4,500	4,000
10-20-4510-031 Travel	3,000	3,000
10-20-4510-032 Telephone	700	600
10-20-4510-033 Utilities	111,500	111,500
10-20-4510-034 Signage	35,000	25,000
10-20-4510-036 Fuel	500	600
10-20-4510-039 Outside Services	3,400	3,900
10-20-4510-043 Vehicle Purchase	-	-
10-20-4510-045 Insurance	400	300
10-20-4510-049 Miscellaneous	1,000	800
10-20-4510-061 Engineering/Inspections	5,000	5,000
10-20-4510-062 Paving/Resurfacing	-	-
10-20-4510-066 Traffic Control	1,946,747	-
10-20-4510-069 Sidewalks	-	-
10-20-4510-070 TIA Consulting	120,000	60,000
10-20-4510-097 Transportation Study/Plan	10,000	2,500
10-20-4510-099 Capital Outlay	-	-
4510 Streets & Highways	<b>2,357,847</b>	<b>333,200</b>
Change from Prior Yr Budget		
4610 Powell Bill		
10-20-4610-060 Powell - Right of Way	-	-
10-20-4610-061 Powell - Inspections/Engineering	-	-
10-20-4610-062 Powell - Paving/Resurfacing	375,000	320,000
10-20-4610-063 Powell - Maintenance	-	-
10-20-4610-066 Powell - Traffic Control	-	-
10-20-4610-069 Powell - Sidewalks	25,000	80,000
4610 Powell Bill	<b>400,000</b>	<b>400,000</b>
20 Transportation	<b>2,757,847</b>	<b>733,200</b>





**Line Item Budget FY2020-2021**

Change from Prior Yr Budget

	2019-2020	2020-2021
	Budget	Budget
Change from Prior Yr Budget	811,100	2,024,647
<b>30 Environmental Protection</b>		
10-30-4710-039 Sanitation	999,600	1,020,000
10-30-4710-049 Yard Waste	-	-
<b>30 Environmental Protection</b>	<b>999,600</b>	<b>1,020,000</b>
Change from Prior Yr Budget	-	2.04%
<b>40 Economic and Physical Development</b>		
10-40-4910-000 Salaries and Wages - Regular	175,500	181,370
10-40-4910-007 Supplemental Retirement (401k)	8,730	9,080
10-40-4910-008 Board Member Salary	6,000	3,600
10-40-4910-009 Employer Portion of PR Taxes	13,890	14,150
10-40-4910-010 Retirement Contributions	15,880	18,610
10-40-4910-011 Health Insurance	24,000	25,200
10-40-4910-013 Unemployment Contribution	-	-
10-40-4910-014 Worker's Compensation	2,550	1,840
10-40-4910-017 Training	5,500	6,000
10-40-4910-019 Legal	21,500	24,000
10-40-4910-021 Supplies/Materials	2,000	2,000
10-40-4910-022 Meetings/Events	2,000	2,000
10-40-4910-025 Vehicle Maintenance	2,850	2,850
10-40-4910-026 Office Supplies	1,500	1,000
10-40-4910-029 Inventory/Equipment	1,200	1,200



**Line Item Budget FY2020-2021**

	2019-2020	2020-2021
	Budget	Budget
10-40-4910-030 Computer Related	3,000	5,000
10-40-4910-031 Travel	3,500	3,500
10-40-4910-032 Telephone	1,800	2,200
10-40-4910-036 Fuel	2,000	2,000
10-40-4910-037 Advertising	2,500	3,000
10-40-4910-039 Outside Services	49,500	9,300
10-40-4910-043 Vehicle Purchase	-	-
10-40-4910-045 Insurance (Vehicle)	1,200	1,200
10-40-4910-047 Nuisance Abatement/Code Enforcement	5,000	5,000
10-40-4910-049 Miscellaneous	2,500	2,500
10-40-4910-060 Town Beautification	25,000	20,000
	-	-
<b>40 Economic and Physical Development</b>	<b>379,100</b>	<b>346,600</b>
Change from Prior Yr Budget		<b>(32,500)</b>
60 Debt Service 		
10-60-9110-000 Debt Service	-	-
10-60-9110-075 Note Principal	-	291,800
10-60-9110-076 Interest on Note	-	88,100
<b>60 Debt Service</b>	<b>-</b>	<b>379,900</b>
70 Public Works 		
10-70-4570-000 Salaries and Wages - Regular	128,830	93,640
10-70-4570-007 Supplemental Retirement (401k)	4,480	4,670
10-70-4570-009 Employer Portion PR Taxes	9,800	7,160
10-70-4570-010 Retirement Contribution	8,110	9,640





**Line Item Budget FY2020-2021**

	2019-2020	2020-2021
	Budget	Budget
10-70-4570-011 Health Insurance	16,800	16,800
10-70-4570-014 Worker's Compensation	6,540	6,190
10-70-4570-016 Uniforms	2,000	1,200
10-70-4570-017 Training	2,000	2,000
10-70-4570-021 Supplies/Materials	4,500	4,500
10-70-4570-023 Dues/Subscriptions/Pub	400	400
10-70-4570-024 Buildings and Grounds - Gen Govt	22,000	10,200
10-70-4570-025 Vehicle Maintenance	7,500	4,800
10-70-4570-026 Office Supplies	1,500	1,500
10-70-4570-029 Inventory/Equipment	40,000	37,000
10-70-4570-030 Computer and Related	400	400
10-70-4570-031 Travel/Mileage	2,000	2,000
10-70-4570-032 Telephone	2,640	2,500
10-70-4570-033 Utilities	9,000	9,000
10-70-4570-035 Repairs/Maint (Equipment)	2,000	2,000
10-70-4570-036 Fuel	2,000	3,500
10-70-4570-039 Outside Services	24,000	21,000
10-70-4570-042 Equipment Rental	1,000	1,000
10-70-4570-043 Vehicle Purchase		-
10-70-4570-045 Insurance	1,600	1,600
10-70-4570-049 Miscellaneous	1,000	1,000
10-70-4570-099 Capital Outlay	40,000	62,000
70 Public Works	340,100	305,700
Change from Prior Yr Budget		(34,400)



**Line Item Budget FY2020-2021**



	<b>2019-2020</b>	<b>2020-2021</b>
	<b>Budget</b>	<b>Budget</b>
80 Cultural and Recreation		
10-80-6130-000 Salaries and Wages - Regular	<b>157,000</b>	224,210
10-80-6130-007 Supplemental Retirement (401k)	<b>7,880</b>	11,200
10-80-6130-008 Board Member Salary	<b>4,200</b>	4,200
10-80-6130-009 Employer Portion of PR Taxes	<b>12,330</b>	17,430
10-80-6130-010 Retirement Contributions	<b>14,190</b>	23,000
10-80-6130-011 Health Insurance	<b>24,000</b>	33,600
10-80-6130-013 Unemployment	<b>500</b>	1,200
10-80-6130-014 Worker's Compensation	<b>5,060</b>	6,100
10-80-6130-016 Uniforms	<b>1,000</b>	1,000
10-80-6130-017 Training	<b>3,650</b>	5,000
10-80-6130-020 New Hire Cost/Random Drug Testing	<b>100</b>	-
10-80-6130-021 Supplies and Materials	<b>3,000</b>	4,800
10-80-6130-022 Meetings	-	2,400
10-80-6130-023 Dues/Subscriptions/Pub	<b>1,970</b>	2,500
10-80-6130-024 Buildings and Grounds	<b>24,500</b>	33,000
10-80-6130-025 Vehicle Maintenance	<b>1,000</b>	1,200
10-80-6130-026 Office Supplies	<b>1,800</b>	3,000
10-80-6130-029 Inventory/Equipment	<b>43,500</b>	36,000
10-80-6130-030 Computer and related	<b>5,300</b>	4,500
10-80-6130-031 Travel	<b>3,000</b>	6,000
10-80-6130-032 Telephone	<b>1,920</b>	1,950



**Line Item Budget FY2020-2021**

	2019-2020	2020-2021
	Budget	Budget
10-80-6130-033 Utilities	32,000	30,000
10-80-6130-035 Repairs/Maint. - Equipment	36,500	30,000
10-80-6130-036 Fuel	1,000	800
10-80-6130-037 Advertising	6,000	3,750
10-80-6130-039 Outside Services	84,500	58,500
10-80-6130-042 Equipment Rental	7,200	3,000
10-80-6130-045 Property Insurance	3,500	4,000
10-80-6130-049 Miscellaneous	500	360
10-80-6130-080 Grant Expense	-	-
10-80-6130-081 Recreation Programming	8,000	13,000
10-80-6130-090 Park Events	84,500	70,000
10-80-6130-097 Management Contingency	5,000	3,000
10-80-6130-099 Capital Outlay	27,000	50,000
80 Cultural and Recreation	611,600	688,700
Change from Prior Yr Budget		77,100
10-99-9840-096 Transfer to Capital Project Fund	-	-
10-99-9840-097 Transfer to Cap Proj Fund - Potter Rd Pleasant Plains	1,700,000	1,700,000
10-99-9840-098 Transfer to Cap Proj Fund - NTH & PW Bldg.	390,050	-
10-99-9910-097 Contingency	18,150	100
Proposed to cover Budget Amendments within Depts		-
<b>TOTAL EXPENDITURE</b>	<b>11,292,147</b>	<b>8,997,200</b>
	<b>7,237,200</b>	<b>7,005,300</b>
<b>41 Streetscape/Pleasant Plains Improvement (Capital Project)</b>	<b>7,737,700</b>	<b>7,520,800</b>
REVENUE:		



**Line Item Budget FY2020-2021**

41-00-3839-430	Transfer from Current Year Revenues	-	-
41-00-3984-097	Transfer from General Fund	1,700,000	1,700,000
<b>TOTAL REVENUE</b>		<b>1,700,000</b>	<b>1,700,000</b>

**EXPENDITURE:**

41-85-8170-058	Capital Outlay - Bldgs/Structures	1,695,000	1,675,000
41-85-8170-061	Engineering/Architecture	-	5,000
41-85-8170-087	Testing and Geotechnical	5,000	20,000
41-85-8170-088	Right of Way Acquisition	-	-
<b>TOTAL EXPENDITURE</b>		<b>1,700,000</b>	<b>1,700,000</b>

**42 New Town Hall and Public Works Buildings (Capital Project)**

**Will not need in 2021**

**REVENUE:**

42-00-3839-430	Transfer from Currently Year Revenue	98,250	-
42-00-3990-097	Transfer in From General Fund	291,800	-
Proceeds from LT Debt - Capital Project Fund Appropriation		1,750,550	-
Storm Water Fund Appropriation		208,000	-
42-00-3831-804	Interest	-	-
<b>TOTAL REVENUE</b>		<b>2,348,600</b>	<b>-</b>

**EXPENDITURE:**

42-90-8190-019	Legal	-	-
42-90-8190-028	Bank Fees	-	-
42-90-8190-058	Capital Outlay - Construction Costs	1,958,550	-
42-90-8190-061	Engineering/Architecture	-	-
42-90-8190-075	Note Principal	291,800	-
42-90-8190-076	Capitalized Interest on Note	98,250	-
42-90-8190-049	Miscellaneous	-	-
42-90-8190-086	Site Preparation	-	-
42-90-8190-087	Testing and Geotechnical	-	-
42-90-8190-099	Capital Outlay - Furniture	-	-
		<b>2,348,600</b>	<b>-</b>

**67 Storm Water Fund**

**REVENUE:**

67-11-3197-100	Storm Water Tax - Current	500,000	515,000
67-11-3831-800	Investment Earnings	-	-
67-11-3831-804	Interest	500	500
67-11-3839-900	SW Fund Appropriated Fund Balance	208,000	-

	2019-2020	2020-2021
	Budget	Budget
41-00-3839-430 Transfer from Current Year Revenues	-	-
41-00-3984-097 Transfer from General Fund	1,700,000	1,700,000
<b>TOTAL REVENUE</b>	<b>1,700,000</b>	<b>1,700,000</b>
<b>EXPENDITURE:</b>		
41-85-8170-058 Capital Outlay - Bldgs/Structures	1,695,000	1,675,000
41-85-8170-061 Engineering/Architecture	-	5,000
41-85-8170-087 Testing and Geotechnical	5,000	20,000
41-85-8170-088 Right of Way Acquisition	-	-
<b>TOTAL EXPENDITURE</b>	<b>1,700,000</b>	<b>1,700,000</b>
<b>42 New Town Hall and Public Works Buildings (Capital Project)</b>		
<b>Will not need in 2021</b>		
<b>REVENUE:</b>		
42-00-3839-430 Transfer from Currently Year Revenue	98,250	-
42-00-3990-097 Transfer in From General Fund	291,800	-
Proceeds from LT Debt - Capital Project Fund Appropriation	1,750,550	-
Storm Water Fund Appropriation	208,000	-
42-00-3831-804 Interest	-	-
<b>TOTAL REVENUE</b>	<b>2,348,600</b>	<b>-</b>
<b>EXPENDITURE:</b>		
42-90-8190-019 Legal	-	-
42-90-8190-028 Bank Fees	-	-
42-90-8190-058 Capital Outlay - Construction Costs	1,958,550	-
42-90-8190-061 Engineering/Architecture	-	-
42-90-8190-075 Note Principal	291,800	-
42-90-8190-076 Capitalized Interest on Note	98,250	-
42-90-8190-049 Miscellaneous	-	-
42-90-8190-086 Site Preparation	-	-
42-90-8190-087 Testing and Geotechnical	-	-
42-90-8190-099 Capital Outlay - Furniture	-	-
	<b>2,348,600</b>	<b>-</b>
<b>67 Storm Water Fund</b>		
<b>REVENUE:</b>		
67-11-3197-100 Storm Water Tax - Current	500,000	515,000
67-11-3831-800 Investment Earnings	-	-
67-11-3831-804 Interest	500	500
67-11-3839-900 SW Fund Appropriated Fund Balance	208,000	-



**Line Item Budget FY2020-2021**

	2019-2020	2020-2021
	Budget	Budget
67-11-3991-600 SW Appropriated Fund Balance	<b>150,000</b>	-
<b>TOTAL REVENUE</b>	<b>858,500</b>	<b>515,500</b>
<b>EXPENDITURE:</b>		
67-97-7510-000 Salaries and Wages - Regular	<b>77,620</b>	77,450
67-97-7510-007 Supplemental Retirement (401K)	<b>3,865</b>	3,880
67-97-7510-008 Board Member Salary	<b>1,800</b>	1,800
67-97-7510-009 Employer Portion PR tax	<b>6,060</b>	6,090
67-97-7510-010 Retirement Contribution	<b>7,030</b>	7,950
67-97-7510-011 Health Insurance	<b>8,400</b>	8,400
67-97-7510-013 Workers Compensation	<b>910</b>	1,460
67-97-7510-023 Dues/Subscriptions/Public	<b>1,200</b>	1,200
67-97-7510-024 Repairs/Maintenance - Minor	<b>90,000</b>	90,000
67-97-7510-029 Inventory/Equipment	<b>6,500</b>	2,000
67-97-7510-035 Repairs/Maintenance - Major	<b>331,090</b>	216,540
67-97-7510-039 Outside Services	<b>90,000</b>	90,000
67-97-7510-030 Tax Collection Services	<b>25,025</b>	7,730
67-97-7510-049 Miscellaneous	<b>1,000</b>	-
67-97-7510-061 Engineering/Inspections	-	1,000
67-99-7510-099 Transfer to Capital Project Fund	<b>208,000</b>	-
<b>TOTAL EXPENDITURE</b>	<b>858,500</b>	<b>515,500</b>
<b>Total EXPENDITURES</b>	<b>16,199,247</b>	<b>11,212,700</b>



Town of  
**Stallings**

FY 20-21 Fee Schedule

<b>LAND DEVELOPMENT FEES</b>	
<b>Residential</b>	
Concept Plan Review	\$500.00
<b>Major Subdivision Preliminary Review</b>	
0 to 10 acres	\$2,000.00 plus \$350.00 for each acre or portion thereof
10+ acres	\$2,500.00 plus \$350.00 for each acre or portion thereof
<b>Minor Subdivision Review</b>	
Up to 5 lots created	\$50 for first lot plus \$100.00 for each additional lot
<b>Final Subdivision Plat Review</b>	
Per Map	\$275.00 plus \$50 per lot
<b>Revisions</b>	
Minor (5 lots or less)	\$200.00
Major (more than 5 lots)	\$500.00
Excessive	1/3 of total review cost
<b>Storm Water Review Fees</b>	
Surcharge per on site detention facility	\$500.00
Appeal of PCSWO	\$100.00
<b>Commercial, Industrial or Non-Residential Plan Review</b>	
<b>New Construction</b>	
0 to 10 acres	\$2,000.00 plus \$350.00 for each acre or portion thereof
10+ acres	\$2,500.00 plus \$350.00 for each acre or portion thereof
<b>Expansion</b>	
Less than 1 acre only	\$500.00
<b>Revisions</b>	
Minor	\$200.00
Major	\$500.00
Excessive	\$1/3 of total review fee
<b>ZONING FEES</b>	
<b>Board of Adjustment Request</b>	
Appeal Request	\$150.00
Variance Request	\$300.00
<b>Planning Board Request</b>	
<b>Zoning Map Amendment - Conventional</b>	
Less than 2 acres	\$150.00
2-10 acres	\$300.00
Greater than 10 acres	\$900.00
<b>Zoning Map Amendment – Conditional Zoning</b>	
Less than 2 acres	\$300.00
2-10 acres	\$600.00



Town of  
**Stallings**

FY 20-21 Fee Schedule

<b>ZONING FEES, continued</b>	
Greater than 10 acres	\$1,200.00
Conditional Use Permit Request	\$300.00
Zoning Text Amendment - UDO	\$500.00
<b>Administrative Request</b>	
Zoning Permit	
New Construction	\$75.00
Accessory Structure, Additions, Interior Upfit	\$50.00
Use Permit	\$50.00
Certificate of Zoning Compliance	
Residential – New Construction	\$100.00
Residential – Accessory Structures/Additions	\$50.00
Commercial	\$150.00
Letter of Zoning Compliance	\$50.00
Sign Permit	
Permanent	\$50.00
Temporary Banner	\$15.00
Development Agreement	\$6,750.00
Temporary Use Permit	\$50.00
<b>Miscellaneous Fees</b>	
Demolition Permit	\$50.00
Traffic Impact Analysis Review Fee	\$5 per AM and PM peak period generated by the site
Annexation Fee (Voluntary)	\$300.00
Driveway Permit	\$100.00
<b>Ordinance/Maps/Copies</b>	
Copying of UDO	\$50.00
Maps (color)	
A Size (8.5 X 11)	\$1.00
B Size (11 x 17)	\$5.00
C Size (17 x 22)	\$10.00
D Size (22 x 34)	\$15.00
E Size (34 x 44)	\$20.00
Custom Maps	\$35.00 per hour rounded to ¼ hour
Copies	\$.10 per page
Audio CD of Meeting	\$1.00
Returned Check Fee	\$25.00

Any fee not listed specifically herein is officially set at the rate designated by the most recent Town Council decision on the matter.



Town of  
**Stallings**  
 FY 20-21 Fee Schedule

<b>CULTURAL AND RECREATION FEES</b>		
<b>Park Rental Fees</b>		
	Resident	Non-Resident
Shelter A	\$30 / \$30 Deposit	\$50 / \$50 Deposit
Shelter D / Heath Guion Shelter	\$50 / \$50 Deposit	\$70 / \$70 Deposit
Picnic Pods	\$20 / \$20 Deposit	\$30 / \$30 Deposit
Major	\$500.00	
Excessive	\$1/3 of total review fee	
<b>Park Staff Fee for Large Reservations</b>		
	Charge per hour	
Hourly Basis	\$15.00 per staff member per hour	
<b>Vendor Fees for Events</b>		
<b>Stallings Fest 2019</b>		
Business and Craft Vendor	\$35.00	
Food and Dessert Vendor	\$50.00	
<b>Summer Series 2020</b>	<b>One Night Event</b>	<b>Two Night Event</b>
Food Vendor	\$50.00	\$50.00
Dessert Vendor	\$25.00	\$25.00
<b>Other Events</b>		
Business and Craft Vendor	\$20.00	
Food and Dessert Vendor	\$40.00	

<b>CODE ENFORCEMENT FEES</b>	
Per Violation	\$100.00 per code violation

<b>POLICE DEPARTMENT FEES</b>	
Fingerprint Card	\$5.00 for each card - 1st card free to Stallings Residents
Report Copies	No charge for reports only a few pages in length. The Town's per page fee may apply for large printing requests.

Any fee not listed specifically herein is officially set at the rate designated by the most recent Town Council decision on the matter.



**Capital Maintenance and Infrastructure Improvement Plan**

Updated 6/1/2020

Adopted by Council on

\$XX,XXX

\$XX,XXX

\$XX,XXX

Costs are accounted for in Budget (already appropriated)

Estimated cost not included in Budget

Delayed to out years - excluded from Budget

Potential Projects	Cost	2020	2021	2022	2023	2024	2025	Comments from
<b>Government Owned Facilities - Buildings, Council Chambers, Community House</b>	<b>2,324,029</b>							
Renovate Town Hall 2nd Floor Administrative Offices - Furniture in FY 21	372,040	372,040	?					Cost being developed for furniture
Renovate Town Hall 1st Floor Lobby Area - Paint and Flooring will be a contract amendme	23,100		23,100					
Renovate Town Hall 1st Floor Lobby Area - Amended to include doors and key fob entry o	28,889			28,889				
New Community Building - Includes Park & Rec offices and storage	1,900,000							
<b>Land Investments</b>	<b>30,000</b>							
Stallings Property - 3900 Privette Road - Prep - concrete pad	10,000	10,000						
Stallings Road Property (329 Stallings Road) - Demolition - Delayed to FY20	20,000			20,000				
Downtown Property Acquisition								
<b>Town Connectivity - Parks/Greenways/Trails</b>	<b>10,376,048</b>							
<b>Blair Mill Park</b>	<b>557,000</b>							
Site Specific Plan (\$15k in budget BMP for maint/upgrades FY 20-21)	57,000		15,000	\$57,000				
Engineering	500,000				500,000			
<b>Blair Mill Greenway (N1)</b>	<b>63,000</b>							
Engineering	63,000	\$63,000						
Construction	-		?					Cost being developed
<b>Blair Mill Park Implementation</b>	<b>4,332,448</b>							
Phase I - Wetland Boardwalk and Environmental Education Platforms	734,679							
Phase II - Park Area	1,386,622							
Phase III - Water Lab Area	2,211,146							
<b>Central Stallings Spine - Town Hall and Municipal Park (CS-1)</b>	<b>3,119,025</b>							
Engineering	275,000					275,000		
Construction	2,844,025							
<b>North Stallings Spine - Blair Mill Park to Stevens Mill Crossing</b>	<b>2,304,575</b>							
Northern Suburban Spine	2,304,575							
<b>Town Connectivity - Sidewalks</b>	<b>2,330,000</b>							
<b>Sidewalks:</b>								
Lawyers Road (2A)	340,000						340,000	
Blair Mill Park to Shannamara Dr. (S-3A) - 2,600 ft. - Accounted for in Greenway MP (NS)	200,000							
Shannamara Dr. to Divide Dr. (S-3B) - 3,200 ft. - Accounted for in Greenway MP (NS)	250,000							
Divide Dr. to Greenway Ct. (S-3C) - 2,200 ft. - Accounted for in Greenway MP (NS)	350,000							
Chestnut Lane to Potter Road intersection (S-12) - Accounted for in Greenway MP (SS)	110,000							
Stallings Road from U.S. 74 to Stevens Mill Road (S-5) - Accounted for in Greenway MP (CS1)	460,000							
Smith Farm Rd. (Stallings Rd. to eoj) (S-13) - Accounted for in Greenway MP (C6)	80,000							
Campus Ridge Rd. (Old Monroe Rd. to eoj) (S-1) - Accounted for in Greenway MP (CS2)	200,000							
Lawyers Road (2B) (Buckingham to end of jurisdiction) (S-7)	340,000						340,000	

**Capital Maintenance and Infrastructure Improvement Plan**

Updated 6/1/2020

Adopted by Council on

\$XX,XXX

\$XX,XXX

\$XX,XXX

Costs are accounted for in Budget (already appropriated)

Estimated cost not included in Budget

Delayed to out years - excluded from Budget

Potential Projects	Cost	2020	2021	2022	2023	2024	2025	Comments from
<b>Equipment</b>	<b>1,544,629</b>							
Computer Equipment - Repair/Replacement Plan Annually	292,000	50,000	42,000	50,000	50,000	50,000	50,000	
Police Department - Fleet Repair/Replacement Plan Annually	669,539	115,000	77,000	115,000	117,875	120,822	123,842	
Police Department - Lexipol policy Manual and Guardian Tracking	13,500		13,500	12,000	12,000	12,000	12,000	
Police Department - Body Camera Replacement	91,748		33,776	14,493	14,493	14,493	14,493	
Police Department - In-Car Camera Replacement	176,942		65,486	27,864	27,864	27,864	27,864	
Public Works - Current Town Hall Beautification	8,000	8,000						
Public Works - HVAC Repairs/Replacement	90,000	20,000	20,000	20,000	20,000	5,000	5,000	
Public Works - Smart Meter Installation - Delayed	4,900			4,900				
Public Works - Kubota Mini Excavator with Trailer (net \$10k of JD tractor)	46,000		46,000					
Public Works - Kubota 4WD Tractor	25,000							
Public Works - Dump Trailer	5,000		5,000					
Public Works - Lift for Maintenance Shop	7,000			7,000				
Public Works - Vehicle Replacement	50,000						50,000	
Park & Rec - Privette Park Playground Equipment	30,000			30,000				
Park & Rec - Single Post Pyramid Shades	20,000		20,000					
Park & Rec - Farmers Market Infrastructure	15,000		15,000					
<b>Transportation</b>	<b>6,771,810</b>							
<b>Infrastructure Improvements:</b>								
<b>Streetscape and Signage</b>	<b>\$ 1,550,000</b>							
Signage - Street Sign Change	50,000	25,000	25,000					
Welcome to Stallings & Greenway Signage - Const Documents & Monument Gateway Signage	50,000			50,000				
Highway 74 /Monroe Bypass Corridor	-							
Idlewild Corridor	400,000							
Old Monroe Road Corridor	800,000							
Stallings Elementary School Area	250,000							
<b>Down Town Streetscape</b>	<b>\$ 771,810</b>							
Phase 1 - Curb, Gutter and Parking on Stallings Road - engineering & construction	185,180							Survey, Site, Storm Water, Curb & Gutter, Paving, Striping
Phase 2 - Add Sidewalks and Streetscape - engineering & construction	178,975							Survey, Trees, Colored concrete, brick pavers, street lighting
Phase 3 - Plazas and Side Parking - engineering & construction	407,655							Survey, benches, pavers, lattice brick wall, pergola & tables, plaza lighting, planters, sculpture
<b>Street Resurfacing &amp; Sidewalk Repair - Powell Bill</b>	<b>\$ 2,400,000</b>	<b>\$ 400,000</b>	<b>\$ 400,000</b>	<b>\$ 400,000</b>	<b>\$ 400,000</b>	<b>\$ 400,000</b>	<b>\$ 400,000</b>	Offsets expected revenue from Powell Bill
<b>Potter Road/Pleasant Plains Intersection</b>	<b>\$ 1,700,000</b>		<b>1,700,000</b>					Represents construction costs - ROW completed
<b>Chestnut /Weddington Roundabout</b>	<b>\$ 350,000</b>	<b>350,000</b>						
<b>Total General Government</b>	<b>23,376,516</b>	<b>\$ 1,413,040</b>	<b>\$ 2,500,862</b>	<b>\$ 837,146</b>	<b>\$ 1,142,232</b>	<b>\$ 905,179</b>	<b>\$ 1,363,199</b>	
<b>Storm Water:</b>	<b>2,523,995</b>							
<b>Minor Projects</b>	<b>\$ 568,000</b>	<b>90,000</b>	<b>90,000</b>	<b>92,700</b>	<b>95,500</b>	<b>98,400</b>	<b>101,400</b>	

**Capital Maintenance and Infrastructure Improvement Plan**

Updated 6/1/2020

Adopted by Council on

**\$XX,XXX**

Costs are accounted for in Budget (already appropriated)

**\$XX,XXX**

Estimated cost not included in Budget

**\$XX,XXX**

Delayed to out years - excluded from Budget

Potential Projects	Cost	2020	2021	2022	2023	2024	2025	Comments from
Major Projects	\$ 1,475,995	331,000	215,595	222,100	228,800	235,700	242,800	
SW Annual Line Maintenance	\$ 360,000	60,000	60,000	60,000	60,000	60,000	60,000	Perform Annually
SW Street Sweeping	\$ 120,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	Perform Annually
<b>Total General Government and Storm Water</b>	<b>25,900,511</b>	<b>\$ 1,914,040</b>	<b>\$ 2,886,457</b>	<b>\$ 1,231,946</b>	<b>\$ 1,546,532</b>	<b>\$ 1,319,279</b>	<b>\$ 1,787,399</b>	



# MEMO

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To: Mayor and Council  
From: Alex Sewell, Town Manager  
Date: 6/18/20  
RE: **Requested Research: Agenda Item #3 – Divide Golf Course Maintenance**

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**Purpose:** In anticipation of the 6/22/20 Council meeting, this memorandum provides requested research regarding golf course maintenance operations and noise.

**Background:** See the enclosed memorandum dated 5/6/2020 for background. Subsequently, the Council discussed this issue on 6/8/20 and decided to continue discussion at the 6/22/20 Council meeting. In anticipation of the 6/22/20 meeting, Council asked staff to research several related items.

**Research:** Research provided is categorized into three principal areas.

- 1.) A summary of reported maintenance practices of several other area golf courses and related information from corresponding municipal jurisdictions.
- 2.) The responses received from the Divide's management company to questions regarding golf course maintenance practices and noise.
- 3.) A report of complaints received by Town code enforcement related to golf course maintenance noise within Stallings.

Staff spoke with five golf courses in the Charlotte area (Union County, Mecklenburg County, and South Carolina) and their corresponding municipalities. Every golf course staff spoke with indicated that their golf course maintenance work begins at 6 a.m. or at sunrise (which is typically around 6 a.m. in the summer). A few of the courses indicated that on limited occasions maintenance work may begin prior to 6 a.m. if there a tournament or other special event.

On the topic of noise, municipal law in the corresponding jurisdictions varies. Of those jurisdictions surveyed, yard maintenance noise was allowed during one of the following times:

- 6 a.m. – 9 p.m.
- 7 a.m. – 9 p.m.
- Or was silent on the issue

Additional feedback received from several municipalities, who had golf courses within their limits, stated that over the past few years, they only had a few noise complaints regarding golf course maintenance.

\*The management company's (Pinnacle) responses are shown in red text below under the corresponding question.

\*How many golf courses does Pinnacle manage in the greater Charlotte area, where are they, and do you know if any operate under a noise ordinance that formally allows maintenance operations to start prior to 7:00 a.m.? **We operate or are involved with 10 courses in the Greater Charlotte area. Charlotte City (2), Huntersville (2), Concord (1), Stallings (1), Rock Hill (2), Lake Wylie (1), Tega Cay (1). We are not aware of any formal noise ordinance that directs golf maintenance operations for any of these properties. All of these courses performs maintenance operations based on the need of the business and have for since they were opened to our knowledge.**

\*Of these courses, which actually start maintenance at 5:30 a.m.? **All of our facilities have started maintenance operations at 5:30am if necessary. The 5:30 start is necessary to prep for tournaments, outings, large events etc. Our start time for the majority of days is 6:00am during this time period.**

\*Are starting tee times consistent across all your courses? **Yes, our start times are consistent and fluctuate based on business demand and sunrise hours throughout the year.**

\*How many months of the year do you offer earlier tee-times that require a 5:30 a.m. maintenance start time? I believe you mentioned May, June and July in the meeting. What about April, or August/September? **Typically, we are able to begin maintenance that early only in the true growing season months (April-September). With that said, requiring a start of 5:30 mostly happens in the months of May-August and only for a few days each month.**

\*In your experience, what are some practical considerations and concessions you have made to alleviate the disturbance of residents in some of the courses you manage in residential areas? Can you give an example or two in other places. **We often make accommodations for the early start. Divide is a prime example. When we start maintenance prior to 6:00am we typically will begin on Hole 1, #9 and #18 green, the practice facility and the clubhouse area. These locations are all located away from residential structures. Very rarely are we moving equipment on the holes adjacent to property owners prior to 6:00am. At Highland Creek and Tega Cay we do the same; we move to areas of the facility first that are away from residential homes. Most of the other courses do not have that option and we perform duties in a normal fashion.**

**All of the golf courses that we are familiar with (under our management or not and going back 30 years in the business) start their maintenance practices very early in the morning (prior to 5-6am). This is just normal for our industry. For example, my business partner lives on a hole at CedarWood Country Club. Just this week they mowed behind his house at 5:10am. In order for our industry to maximize revenue and remain a viable business we must begin our maintenance practices early in the morning. This is for revenue and for safety. We must get our mowers out ahead of play for the safety of our staff. Again, this is only for 4 or 5 months out of the year and only on a few occasions do we start prior to 6:00am. In the wintertime we seldom begin prior to 7:00am as there is not enough sunlight available to start. The Divide has been performing the same maintenance practices since the course was built. We are providing a terrific amenity to the community and making great progress in building the business back to a sustainable level. Any restrictions on our maintenance start times will absolutely put the business at risk. We have solid support from the HOA and all of the residents that live on the golf course are enjoying increased property values. We respectfully ask that we be allowed to continue our business practices as have been performed since the course was built. We will do everything we can to try and perform our early duties on the areas of property farthest from the residential owners first but this is not always achievable. Please let me know if you have any additional questions. Thanks for your help and we look forward to putting this issue behind us and working to move the Divide Golf Club in a positive direction for all to enjoy.**

Updated on June 10, 2020. Code Enforcement Report

In researching old files and talking to previous code enforcement officers for Stallings there have been no previous noise complaints for either golf course in Stallings.

**Emerald Lake Golf Club**

DATE OF INITIAL COMPLAINT	COMPLAINT	
June 10, 2020	Noise from FANS	1 resident complained.
July 30, 2019	Noise from FANS and LAWNMOWERS	1 resident has complained.

**The Divide**

DATE OF INITIAL COMPLAINT	COMPLAINT	
July 25, 2019	Noise from LAWNMOWERS	5 residents complained about noise from lawn equipment.

**\*IMPORTANT\***: It is important to note two things when considering this information. First, after the Council changed the ordinance in 2019, the Town sent letters to the individuals who had previously made complaints notifying them of the change. Second, these are complaints received by Town code enforcement and do not include any possible complaints received by the Town Council.



# MEMO

To: Mayor and Council  
From: Erinn Nichols, Assistant Town Manager/Town Clerk  
Date: 05-06-2020  
RE: Noise Ordinance Background Information

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The purpose of this memo is to provide background information on the two ordinance amendments pertaining to the Town's noise ordinance and golf course noise regulations. Below are excerpts from the 2019 minutes when these items were discussed. Following this memo are the ordinance amendments and the 09-09-2019 position letter from the Divide Golf Course on the matter.

## **09-09-2019 Minutes:**

### **Public Comment**

Boyd Everling, 6803 Stevens Mills Road, 2209 Shemar Circle, general manager of the Divide Golf Club, was present to appeal the noise ordinance violation received from the Town restricting mowers and equipment until after 7 a.m. at the facility. Mr. Everling explained the course was in operations prior to being annexed into the Town of Stallings. The maintenance and operations of the course prior to 7 a.m. was essential to course's financial health and profitability. The maintenance and operations had not changed in 25 years and it had never received a violation. Loss of revenue would also have a negative impact to the homes on the course. Mr. Everling provided a letter to the Council stating the course's position. This letter is attached to these minutes and therefore incorporated herein.

### **14.A. Golf Courses/Divide Gold Course Request (*Scholl, Birt*)**

Council discussed the current resident complaints about golf course maintenance noise and the needs/appeals of the golf courses. Council reached consensus to do a text amendment to the noise ordinance to allow golf maintenance and operations equipment during the hours of 5:30 a.m. – 9 p.m.

Council held consensus to suspend any action against the golf courses for noise violations until the noise ordinance could be amended. Staff would bring an ordinance amendment back to Council for adoption at its next meeting.

## **09-23-2019 Minutes:**

### **8. Ordinance Amending Code of Ordinances**

Town Manager Sewell explained this ordinance amendment was to Title IX General Regulations, Chapter 93 Public Health and Safety Matters and reminded all that this ordinance dealt with the noise ordinance requirement specifically pertaining to golf course. This would allow golf courses to operate its maintenance equipment between the hours of 5:30 a.m. and 9 p.m. Council Member Scholl made the motion to approve the Ordinance Amendment to the Code of Ordinance – Golf Maintenance Hours. The motion was passed unanimously after a second from

Council Member Birt. The Ordinance Amendment to the Code of Ordinance – Golf Maintenance Hours is attached to those minutes and therefore incorporated herein. Council requested that staff bring back an amendment allowing for turf fan usage beyond those hours.

**10-14-2019 Minutes:**

**8. Ordinance Amending Code of Ordinances**

Town Manager Sewell explained that this amended to Title IX General Regulations, Chapter 93 Public Health and Safety Matters; Public Nuisances, Section 93.04 Sounds Impacting Residential Life, Paragraph (E) allowed for golf course to run turf fans as needed without hour constraints. Council Member Scholl made the motion to approve the Ordinance Amendment to Title IX General Regulations, Chapter 93 Public Health and Safety Matters; Public Nuisances, Section 93.04 Sounds Impacting Residential Life, Paragraph (E) – Golf Course Turf Fans. The motion received Council’s unanimous support after a second from Council Member Birt. The Ordinance Amendment to Title IX General Regulations, Chapter 93 Public Health and Safety Matters; Public Nuisances, Section 93.04 Sounds Impacting Residential Life, Paragraph (E) – Golf Course Turf Fans is attached to these minutes and therefore incorporated herein.