

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

The Town Council of the Town of Stallings met for its regular meeting on June 24, 2019, at 7:00 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore David Scholl; Council Members Billy Birt, Jr., 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; Kolleen Dickinson, Code Enforcement 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

Timothy Smith, 1108 Waypoint Court, yielded his time to Bob Ragon.

John Tommasula, 906 Morningstar Lane, yielded his time to Bob Ragon.

David Marcelli, 1103 Waypoint Court, yielded his time to Bob Ragon.

Billy Pappas, 4036 Manor House Drive, yielded his time to Bob Ragon.

Jim Leshock, 909 Morningstar Lane, yielded his time to Bob Ragon.

Larry Griffith, 1805 Aringill Lane, concerned residents, was not anti-development but felt there was not infrastructure for this type of development. The roads were very dangerous and the islands in middle of the road with no reflectors were not safe.

Sri Nagaraja, 3006 Camerose Crossing, stated it was his third time here. He said you could wake up someone who was asleep but never someone who was pretending to be asleep. Mr. Nagaraja stated the citizens continued to ask for data regarding schools and traffic. He believed that the Town was cherry picking the data. Mr. Nagaraja found out the Council had the information they needed. He would love to see area to thrive. He was asking the Council to please wake up.

Rob Linholm, 3015 Shalford Lane, stated that on May 24, a public records request was made to the Town. On June 21, Town produced 45 emails but no more. No records were received by Mrs. Romanow and Ms. Hair. He understood there was no deadline to complete NC public records law, but the community wanted information and he felt it had taken too long to fulfill. Mr. Linholm felt there was a clear effort to

12873 June 24, 2019

stonewall receiving the information. He felt there were certain members of Council that were hiding something.

William Bier, 2008 Burlwood Court, yielded his time to Bob Rogan.

Bob Ragon, 3015 Shatford Lane, played a few recordings from Council Meetings. He felt things were not publicized well and there was a sense of trying to hide things. Mr. Ragon played an audio clip from Oct. 22 where he felt proved there was cooperation between the Town and Terwillinger-Pappas prior to the Chestnut Small Area Plan being approved. He stated this was the first mention of apartments. Mr. Ragon said that at the Nov. 26 meeting, there was no mention of apartments in the minutes, only the small area plan, but the consultant talked about Terwillinger-Pappas. Mr. Ragon then played an audio clip was from Jan. 28 and said that Terwillinger-Pappas was not mentioned in the minutes until March 11. He stated the Town's ordinance said that any time an apartment complex was considered the Town should be informed but that did not happen. Mr. Ragon played a clip from Jan. 22, 2018 saying that the Town's ordinance limited zoning to 72 units per parcel (which he defined as a tax parcel) and that the Town was ignoring its own ordinance regarding right-of-way, parking, and streets standards. Mr. Ragon stated that representatives from Terwillinger-Pappas stated that the target demographics were empty nesters, families and mature professionals and did not think millennials would live there. Therefore, this would not be the normal demographic for Terwillinger-Pappas. Therefore, saying 1.5 children per apartments was low and therefore would be more children there which would stress the schools.

1. Agenda Approval

Council Member Romanow made the motion to approve the Agenda as presented. The motion was seconded by Council Member Martin which passed unanimously by Council.

2. DA19.03.02 - Solis at Chestnut Development Agreement

A. Information from Staff

Town Manager Sewell presented background and historical information on the Solis at Chestnut Development Agreement. This presentation is attached to these minutes and therefore incorporated herein.

B. Information from Applicant

Jeff Smith, Terwillinger-Pappas reminded the Council of the project details for Solis at Chestnut community. The developer would provide \$700K contribution for infrastructure improvements; temporary funds for the construction of the Chestnut Roundabout if NCDOT did not fund the roundabout; \$87,000 contribution to existing design of the roundabout; building first phase of greenway trail to access Col. Beatty Park; and partnered with Union Power to bury all but two power lines on the property. The stormwater controls planned for the property exceeded the government standards and requirements and

partnered with an educational consultant for education impact. Mr. Smith thanked the staff and Council for its partnership in the process.

Council discussed the agreement.

C. Council Vote

Council Member Romanow made the motion to approve the DA19.03.02 - Solis at Chestnut Development Agreement. The motion was seconded by Council Member Birt. Town Clerk Nichols was requested to conduct a roll call on the vote:

Council Member Paxton – Nay
Council Member Martin – Aye
Council Member Romanow – Aye
Council Member Scholl – Aye
Council Member Steele – Aye
Council Member Birt – Aye

The motion passed by a 5 to 1 vote with Council Member Paxton opposing.

Council took a recess at 8:28 p.m. and reconvened at 8:34 p.m.

4. Annexation 52 – Arant/Northeast Tool

A. Certificate of Sufficiency

Deputy Town Manager Nichols presented the Council with the *Certificate of Sufficiency for Annexation 52 – Arant/Northeast Tool*. The *Certificate of Sufficiency for Annexation 52 – Arant/Northeast Tool* is attached to these minutes and therefore incorporated herein.

B. Resolution Fixing the Public Hearing Date

Council Member Scholl made the motion to adopt the *Resolution Fixing the Public Hearing Date for Annexation 52 – Arant/Northeast Tool*. The motion was passed unanimously by Council after a second from Council Member Romanow. The *Resolution Fixing the Public Hearing Date for Annexation 52 – Arant/Northeast Tool* is attached to these minutes and therefore incorporated herein.

5. Open Burning Ordinance Amendment

Code Enforcement Officer Kolleen Dickinson proposed Council consider an amendment to the Open Burning Ordinance due to multiple call outs by the Stallings Fire Department for illegal, oversized fires which have caused damage to structures and homes. The amendment would prohibit open burning except for the purposes of land clearing/right-of-way maintenance or campfires/recreational/outdoor cooking.

Council held consensus hold a public education campaign regarding open burning prior to an ordinance amendment consideration.

6. Balanced Scorecard

Town Manager Sewell reviewed the Balance Scorecard, a management system that uses a group of measures/goals to help implement an organization's strategy. Mr. Sewell's presentation is attached to these minutes and therefore incorporated herein. Council held consensus to implement the tool.

7. Development Agreement Subcommittee Process

Mayor Dunn lead the conversation concerning what direction the Council wanted regarding receiving more knowledge and training on the development agreement process. Council held consensus to hold a special joint meeting with the Planning Board in order to identify the areas which needed to be changed/amended in the development agreement process prior to bringing in a consultant. Staff would bring recommendations for changes.

8. Development Agreement Training

This item was discussed in conjunction with Agenda Item 7, Development Agreement Subcommittee Process.

9. Adjournment

Council Member Steele moved to adjourn the meeting, seconded by Council Member Romanow, and the motion received unanimous support. The meeting was adjourned at 9:25 p.m.

Approved on July 8, 2019.

s/Wyatt Dunn

Wyatt Dunn, Mayor

Approved as to form:

s/Cox Law Firm, PLLC

Cox Law Firm, PLLC

s/Erinn Nichols

Erinn E. Nichols, Town Clerk

