

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

The Town Council of the Town of Stallings met for a meeting on December 14, 2020, at 7:00 p.m. via Zoom, a virtual electronic platform, due to the North Carolina declared state of emergency because of COVID-19. Public could access the meeting via phone (1-646-558-8656), web link (<https://zoom.us/j/97595470935?pwd=dmlWdGRuR0lEd0xWTTAvWDcydVA2Zz09>) or the Zoom app (Meeting ID: 975 9547 0935; Password: 065316).

Those present and visible on camera were: Mayor Wyatt Dunn; Mayor Pro Tempore Lynda Paxton; Council Members Steven Ayers, Heather Grooms, John Martin, Brad Richardson, and David Scholl.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Marsha Gross, Finance Officer; Chris Easterly, Town Engineer; Ashley Platts, Parks and Recreation Director; Lynne Hair, Town Planner; Matthew West, Planning Technician; Police Chief Dennis Franks; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

Mary Churchill, Community Manager for Callonwood Townhouses, wanted to advocate for the community for the Council to fund the sidewalk project. She encouraged the Town to fix the sidewalks so that the community could enjoy them and the outdoors.

1. Consent Agenda Items

A. Minutes from the following meetings:

- (1) 10-12-2020
- (2) 10-12-2020 - closed
- (3) 10-26-2020
- (4) 10-26-2020 – closed
- (5) 11-09-2020

B. Stallings Police Department Parttime Accreditation Manager Job Description

C. NCDOT Required Title VI Policy

D. Council Christmas Gift to Staff

Council Member Richardson made the motion to approve the Consent Agenda Items as presented. The motion was seconded by Council Member Scholl which passed unanimously by Council.

## 2. Reports

### A. Report from the Mayor

Mayor Dunn informed Council that he had sent the Council a summary of the Pandemic Summit from Washington, D.C. which he attended.

### B. Reports from Council Members/Town Committees

Council Member Paxton reported on the following:

- CRTPO Union County delegates had been discussing the next leg of the widening of US 74. The cost of construction had increased from \$600 million to \$1.2 billion. The Union County delegates would be requesting a change in legislation to allow projects to be rescopeed without losing its place in line.
- Council had authorized Council Member Paxton to pursue purchasing the property next to Town Hall. The owner did not want to consider any proposals during the holidays but agreed to speak further about the possibility in January 2021.
- Council Member Paxton had concerns about development progress after approval was received by the Council, therefore she would be asking Council to discuss that item during this meeting.

Council Members Ayers, Grooms, and Scholl had no reports.

Council Member Martin recognized Code Enforcement Officer Kolleen Dickinson for her efforts with the sewage issues in Country Woods East and Golden Acres.

Council Member Richardson had no report.

### C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- Town Planner Hair introduced new employee Planning Technician Matthew West to the Council.
- 5-Year Financial Plan Draft - Adjustments had been made and resent to Council.
- Annual Retreat – Mr. Sewell would be collaborating with Council to identify a date, structure, and facilitator.
- Virtual Christmas Tree Lighting was a success and Town Manager Sewell gave accolades to staff for that event.

- QUAD meeting – This meeting occurred with Mint Hill and Matthews when the Matthews Police Chief and Fire Chief presented a proposal for a regional first responder training facility north of Stallings’ border.
- Twin Pines Drive - Staff will be meeting with residents to collaborate on stormwater solutions.

3. Agenda Approval

Council Member Paxton requested the Council add Agenda Item 11.A. as *Development Policy Issues*. Council Member Richardson made the motion to approve the Agenda with the above addition. The motion was seconded by Council Member Ayers and passed unanimously by Council.

4. Organization Meeting Items:

A. Appoint Liaisons for the following:

(1) Union County Public Schools

Council unanimously supported the appointment of Council Member David Scholl as the Union County Public Schools Liaison.

(2) QUAD Alliance

Council unanimously supported the appointment of Mayor Dunn as the QUAD Alliance Liaison. It was noted that the Town needed a citizen liaison as well.

B. Appointment of Charlotte Regional Transportation Planning Organization (CRTPO) alternate delegate

It was supported unanimously by Council to appoint Mayor Dunn as the delegate and Mayor Pro Tem Lynda Paxton as the alternate delegate to the Charlotte Regional Transportation Planning Organization (CRTPO).

C. Appointment of Centralina Regional Council (CRC) delegate and alternate

Council unanimously supported appointing Council Member David Scholl as the delegate and Council Member Steven Ayers as the alternate delegate to the Centralina Regional Council (CRC).

D. Rules of Procedure Re-adoption

Council discussed the recommendations from Council Member Paxton regarding amendments to the Rules of Procedure as it pertained to meeting cancellations and adding an item to the Agenda. Council held consensus for Ms. Paxton to bring the changes back to Council in writing for consideration at the January 2021 meeting.

E. Approval of 2021 Meeting Schedule

F. Approval of 2021 Holiday Schedule

Council Member Richardson made the motion to approve the 2021 Meeting Schedule and as well as the 2021 Holiday Schedule as presented. The motion received Council's unanimous support after a second from Council Member Scholl.

5. Union County Draft Comprehensive Land Use Plan Presentation

Union County Representative Emma Lane reviewed the Union County Draft Comprehensive Land Use Plan Draft with Council. All that she presented to the Council was available on the Union County's website for public inspection.

6. Light Rail Alignment Process Update

Andy Mock, Senior Project Manager for Charlotte Area Transit System (CATS), joined the meeting to present the Council with an update on the light rail alignment process. The 26-mile project would run from Gaston County to Union County.

Town Planner Hair also presented the Council staff's analysis of the project. This presentation is attached to these minutes and therefore incorporated herein.

7. Sidewalk Work

A. Overview Process for Handling Sidewalk Maintenance and Repair Issues

Town Engineer Easterly explained that the Town had the Callonwood sidewalks assessed in regard to trip hazards according to ADA specifications. Precision Safe Sidewalk representatives were on the meeting to explain their propriety sidewalk repair process to address these trip hazards.

Council held consensus to have staff: 1) obtain a cost for the sidewalks which needed to be completely demoed and replaced; 2) create a sidewalk ranking system; and 3) obtain a legal analysis of sidewalk liability issues.

B. Callonwood Sidewalk Contract

Town Engineer Easterly recommended the Council enter into a contract with Precision Safe Sidewalk to repair the sidewalks in Callonwood for a cost of \$103,200. Council Member Richardson made the motion to authorize staff to enter into contract Precision Safe Sidewalk for \$103,200 to repair

the sidewalks in Callonwood using Powell Bill Funds and fund reserves. The motion was seconded by Council Member Paxton and received Council's unanimous support.

C. Sidewalk Work Budget Amendment

Council Member Scholl made a motion to approve Amended Budget Ordinance 3 – Callonwood Sidewalks. The motion received Council's unanimous support after a second from Council Member Richardson. Amended Budget Ordinance 3 – Callonwood Sidewalks is attached to these minutes and therefore incorporated herein.

8. Annual Road Resurfacing Work Update

Town Engineer Easterly reviewed the annual road resurfacing work for FY2020-21. Mr. Easterly would attempt to combine resurfacing contracts with Indian Trail in order to allow for economies of scale. This update is attached to these minutes and therefore incorporated herein.

9. Downtown Development

A. Property Owner Report

Town Manager Sewell presented the Council with an update on the Downtown Development Outreach. This presentation is attached to these minutes and therefore incorporated herein.

B. Downtown Subcommittee Recommendation (tabled from 09-28-2020)

The Downtown Subcommittee was requesting approval by the Council of its recommendations: 1) preventing development that conflicts with downtown vision; and 2) proactively invest to create downtown catalyst; 3) and the micro-focus area recommendation. Council held consensus to have policy discussions on this item at its annual planning retreat.

10. Western Union Municipalities Association (WUMA)

A. Resolution

Council Member Ayers explained that this resolution from the WUMA was to encourage the Union County Commissioners to work with each municipality when zoning donut holes or county land that abutted a municipality's border(s). Council Member Ayers made a motion to approve the WUMA Resolution regarding county land zoning. The motion was seconded by Council Member Scholl to which the Council passed unanimously. The WUMA Resolution regarding county land zoning is attached to minutes and therefore incorporated herein.

B. Stallings hosting of January Meeting

Council held consensus not to host an in-person meeting of the WUMA due to the fact that the Council was currently meeting virtually.

11. Virtual vs. In-person Meetings

Council held consensus to continue to hold meetings virtually through January at which time the epidemic would be assessed again.

11.A. Development Policy Issues (Paxton)

Council Member Paxton explained she was in favor of having policies in place to obtain quality development. However, she also explained that some developers were not able to proceed in a timely manner once their projects were approved to the county/municipality policies/processes. Council Member Paxton requested staff look at its policies so that the Town's policies did not become a bureaucratic obstacle for developers moving forward with approved projects. Council held consensus to direct staff to review development policies for these issues based on direction from Council Member Paxton.

Chief Franks reported that it had begun its "Lock your vehicle" initiative in November.

12. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at approximately 10:01 p.m.

Approved on February 8, 2021.

s/Wyatt Dunn

Wyatt Dunn, Mayor

s/Erinn Nichols

Erinn E. Nichols, Town Clerk

Approved as to form:

s/Cox Law Firm, PLLC

Cox Law Firm, PLLC