



## **November 20, 2020 - Staff Update**

### **Planning Projects Update**

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1. Zoning Request/Public Hearings - Planning Board and Town Council Hearing Postponed  
BOA Appeal Hearing – 1005 Kara Court. An appeal to the accuracy of a recorded plat.
2. Development Agreements

#### **IDLWILD MIXED RESIDENTIAL PLAN –**

**STATUS: Approved**

There is a new owner for the apartment portion of this project. They intend to construct the apartments per ordinance and DA standards, including the 41' allowed building height.

#### **STALLINGS TOWNHOMES – Bailey Farms**

**STATUS: Approved and Permitted**

#### **ATRIUM HEALTH**

**STATUS: Approved and Permitted**

#### **STALLINGS ELEMENTARY SINGLE-FAMILY TND**

**STATUS: DA Approved. No plans have been submitted for permitting.**

#### **WILLOWS AT STALLINGS**

**STATUS: DA Approved. Plans were submitted on 11/12/2020 for permitting.**

## **STALLINGS FARM**

### **STATUS: 1<sup>st</sup> Meeting Sub Committee 2/24/2020**

A Development Agreement was submitted for the Stallings Farming LLC property located at the intersection of Stallings and Stevens Mill Road. The property is in the Stallings Elementary SAP and is designated for residential development.

The subcommittee met to discuss on February 24, 2020.

The TIA was completed and submitted to NCDOT for comment in September.

## **UNION PARK TOWNES – Stone Creek**

**STATUS: DA approved. Plans have been submitted and are being reviewed for permitting.**

## **STINSON FARMS (NORTHSIDE OF IDLEWILD ROAD)**

**STATUS: 1<sup>ST</sup> Subcommittee Meeting 8/10/2020; 2<sup>nd</sup> Subcommittee Meeting 8/24/2020; 3<sup>rd</sup> Subcommittee Meeting 9/28/2020; 4<sup>th</sup> Subcommittee Meeting 10/26/2020.**

A Development Agreement has been submitted for the Armistead and Withrow Capital properties that include a combination of apartments, townhomes and commercial outparcels fronting Idlewild Road. A single developer, DR Horton, has been identified for the property and brought into the DA process.

A revised site plan has been submitted addressing comments received from the subcommittee members.

A TIA has been prepared and submitted to the Town for the project.

The subcommittee agreed to forward the DA to the Planning Board with no recommendation due to the fact that they are of the opinion that the proposed plan does not meet the Town's vision for a walkable activity center at this location.

The DA will go before the Planning Board on 12/15/2020 for recommendation. The public hearing for the DA is tentatively scheduled for 1/25/2020.

#### 4. Code Enforcement

Period: October 1 – 31, 2020

TYPES OF VIOLATIONS	CARRIED FROM LAST PERIOD	OPENED THIS PERIOD	CLOSED THIS PERIOD	BALANCE CARRIED FORWARD TO NEXT PERIOD
PUBLIC NUISANCES	20	5	10	15
ABANDONED JUNKED AND NUISANCE VEHICLES	2	0	0	2
MINIMUM HOUSING STANDARDS	7	7	8	6
STALLINGS DEVELOPMENT ORDINANCE	3	2	4	3
NON-RESIDENTIAL BUILDINGS & STRUCTURES	0	0	0	0
TRAFFIC	2	3	5	0
NOISE	0	1	0	0
OPEN BURN	0	0	0	0
HAZARD TREE	0	0	0	0
AT LARGE/NUISANCE DOG/CAT	0	2	1	1

**NOTES:**

**CITATION Notes:**

1. Emerald Lake Golf Club FAN issue. Fan was supposedly installed in 2016 [per Mr. Beekwilder]. With lawyer.
2. DEMAND FOR PAYMENT for Irrigation issue for Emerald Lake Golf Club due OCTOBER 12, 2020. Handed off to Karen Williams for Lien.
3. 308 Drexel – Citations stopped. DEMAND FOR PAYMENT due October 26, 2020. Handed off to Karen Williams for Lien.

**Residential Areas (new citations issued):** Arlington Downs – 0, Blackberry Ridge – 0, Brookfield – 0, Buckingham – 1, Callonwood – 0, Camelia Park – 1, Chestnut – 0, Chestnut Oaks – 0, Community Park – 2, Country Woods East – 2, Courtyards at Emerald Lake – 0, Courtyards at Lawyers Rd – 0, Court Yards at Weddington – 0, Creekside – 0, Curry Place – 0, Eaglecrest – 0, Eastwood Forest – 0, Emerald Lake – 0, Fair Forest – 0, Fairfield Plantation – 1, Fair Haven – 0, Forest Park – 3, Franklin Meadows – 0, Gold Dust Ridge – 0, Golden Acres – 0, Hunley Creek – 0, Independence Village – 2, Kerry Greens – 1, Kingsberry – 0, Lakewood Knolls – 1, Madison Ridge – 0, Mill Ridge Estates – 0, Mill Stone Estates – 0, Morningside – 0, Parkside – 0, Park Meadows – 0, Pleasant Plains – 0, Potters Point – 0, Shannamara – 0, Southstone – 0,

Spring Hill – 10, Stallings Park – 0, Stallings Road Ext – 0, Sterling Manor – 0, Stevens Mill – 0, Stonewood – 0, Wendover at Curry Place – 0, Willowbrook – 0, Willowcroft – 0, Woodbridge - 2

## 5. Other

### 160D Ordinance Updates.

Staff working through updating ordinance to include new references to NCGS 160D and to includes all new language that conflicts with our current ordinance. First round of amendments has been submitted to legal for review.

### Open Space/Parks and Recreation Requirements

Contract signed with CCOG to begin the re-write of DO Article 21.

### Silverline:

Staff met with the CATS consultants working on the silver line project. Data was presented that is being used to determine the final alignment recommendation through Stallings and Indian Trail. The data presented in the meeting is being forwarded, and staff will review, and present to Council on December 14, 2020 for information and feedback to CATS

### Idlewild and Stevens Mill Project:

A site plan for a grocery has been submitted for property near the corner of Idlewild and Stevens Mill Roads. Approval of this project will be administrative due to the use proposed is by-right and the site is less than 25 acres.

A separate Development Agreement application has been submitted for properties that appear to be outparcels for the grocery store.

Staff has requested a combined site plan be submitted for review.

### Planning Tech Position:

Matthew West began work as the Towns new Planning Tech on 11/9/2020. Matthew has a bachelor's and master's degree in Urban Planning from the University of Virginia and brings several years of GIS experience to the position.

## Police Department

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See attached chart for data.

### Other Highlights

- The police department continues to run at full operational readiness during the COVID pandemic and is in communications with Union and Mecklenburg County Emergency Operation Centers.
- Lieutenant Rian Fuller completed Implicit Bias training that will allow him to train other officers within the department.
- The SPD is continuing the implementation of our new departmental policy manual.
- The SPD unwanted medication disposal unit was launched in September. In this month, the department collected 4.2 pounds of unwanted medication.
- The SPD launched the use of our new Axon body worn cameras this month. The department is in the process of implementation on the in-car dash mounted cameras
- The SPD responded to two apparent drug overdoses. One resulting in a death and the other resulted in officers deploying Narcan to reverse opioid effects.
- The SPD Criminal Investigations Unit was able to obtain arrest warrants on three different cases.
- The SPD swore in a new police officer this month. Jovan Russell has started field training.

## Engineering Update

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- Stormwater repair project to be complete by 11/20/2020 for 3008, 3012 Shady Knoll (Fairhaven)
- Southstone ongoing sidewalk inspections and proof rolls for Phase 2
- Plan review and further comments for Hindu Temple and The Willows at Stallings.
- NTP issued by Union County for the SW110 STEG Gravity Sewer Improvements Phase I project
- Stormwater repair project completed. (210/213 Cupped Oak – Forest Park)

## **Public Works Update.**

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Please find listed the latest update (*11/18/2020*) from PWX Department. In no order:

- Working on a couple of projects for PD...booking room, patrol room.
- Repaired several potholes in Emerald Lakes subdivision.
- Had to remove fence screen at substation due to storm blowing it down. Will soon install our winter fence screen.
- Working on cleaning up roadsides. Trying to do some cleanup where NCDOT did their final cut. Trying to spruce up our sidewalks.
- Cleaned up fenced in equipment area at town hall. Still working on a long-term solution to make this area look more desirable. Possibly put up a fence screen.
- Hinson Electric came out and added a few circuits to the emergency power generator. Once we install a couple battery backups the power disruption issues should be solved.
- Been working with Mary on getting items listed on GovDeals, and quite a few things have sold already.
- Had new HVAC system installed in evidence building for PD. This unit had aged out and was no longer working properly.
- Had a new chemical cleaning system installed by our janitorial service provider. In the long run this will save us time and money on chemicals.
- Looks like our equipment trailer is finally ready. Hopefully, we can get this, and the mini excavator picked up next week.

This is a highlight list of projects and daily activities in addition to normal preventative maintenance work and reactive maintenance work.

## **Parks & Recreation Update**

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### **Greenway Design:**

Staff and Greenway consultants held a community meeting with Vickery residents to discuss easement options. 12 residents came out and walked the trail corridor to gain a better understanding of the specific areas under consideration for their community vote. The process has been turned over to Vickery for a community wide vote on the easement agreement.

### **Park Maintenance Updates:**

- Shade install still in progress – we had a delay due to the contractor’s equipment breaking on another job.
- Electric outlets replaced in key areas of the park in preparation for the Christmas light display that has been installed.
- Christmas tree installed and ready for the holidays!
- All Town facilities have switched to closet chemical feeders to ensure consistency with cleaning products, reduce waste and cost, and ensure safe chemical usage. Brian and Public Works team coordinated the efforts to include standardizing the park soap dispensers with other Town facilities.
- Tennis court maintenance increases this time of year due to the volume of leaves and debris on the court.

### **Programming:**

- **Captain Hooks Treasure Hunt** Was an overwhelming success serving 109 children with 23 left on a wait list. Each received a loot bag, treasure box and fun with pirates. We had 4 nights at the park adventures and 1 virtual event
- **Community Cleanup Kits** – 20 Citizens Volunteered to clean-up their Community; 6 Family packs were sent out!
- **Santa Mail** – Mailbox will be available at Town Hall that is a direct line to the North Pole. The mailbox will be up from Monday, Nov. 30<sup>th</sup> – Dec. 4<sup>th</sup>! Santa will respond to each letter.
- **Adopt an Elf** – 50 Elves that failed Elf on the Shelf training are up for adoption! They have all found new homes for this Christmas Season and were all adopted within 6 hours! Our fastest kit registration to date! Each kit will include an elf,



adoption papers, a letter from Santa, DIY ornament craft, reindeer food, & some Christmas treats!

**Training:**

- Staff attended virtual NRPA sessions remotely from Oct 27-29.

## Finance

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- Audit FY2020
  - Potter & Company completed audit and issued audited financials on October 26,2020
  - Issued an unqualified opinion with no findings or material weaknesses
  
- FY2020 CAFR
  - Potter & Company submitted the CAFR to NC Department of State Treasurer on October 29<sup>th</sup>
  - Town received notification from the NC Department of State Treasurer on November 11, 2020 that the report was accepted, and no changes were required
  - CAFR will be sent to the GFOA for consideration of the Award of Excellence in Financial reporting before the December deadline
  
- FY2020 AFIR
  - Submitted annual report on the US Census State Data Collections website
  
- Town Finances
  - Ad Valorem Taxes are beginning to be collected for FY2021
    - Collections through 11/18/2020 are \$686,255
  - Sales and Use Taxes for July and August
    - Town conservatively budgeted \$1,252,000 in sales and use tax revenue for FY2021
    - Collections for July through September (received in September through November) totaled \$383,971
    - At this collection rate, town is expected to exceed budget by approximately \$300,000
  
  - Cash Balances as of 10/21/2020


▪ General Fund PNC Accounts	\$ 2,010,280
▪ General Fund NCCMT Investment Accounts	\$ 8,762,306
▪ Powell Bill NCCMT Investment Account	\$ 485,898
▪ Sewer Account	\$ 7,984

- Storm Water PNC Account  
TOTAL

\$ 987,290  
\$12,253,758

## **Human Resources Update**

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- The new Planning Technician, Matthew West has started with the Town. Staff believe Matthew will be a great addition to the Planning & Zoning Department.

## **General Government/Town Clerk Update**

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### **CARES Act**

- As you know, Stallings received \$223,851 from Union County the CARES Act from the federal government to assist with COVID-19 related expenses. Each month, Stallings reports eligible expenses to the County in order to receive these funds. To date, Stallings has received \$223,060.38 in reimbursement.

### **Gateway Signage**

- Staff is reviewing the contract with Destination by Design and meeting with Atrium regarding location options.

### **Wi-Fi**

- 2<sup>nd</sup> floor Administration Conference Room and new small meeting rooms off of the lobby now have Wi-Fi capabilities.

### **Surplus Sales**

- Staff has begun the process of selling surplus items on GovDeals. To date, \$293.88 worth of items have been sold.