



February 23, 2024 - Staff Report



PLANNING & ZONING MONTHLY REPORT | JANUARY 2024

Meetings

Meeting Type

Town Council:

- January 22, 2024: Bolton and Menk – TOD Overlay Consultant CRPTO Grant Kick-Off Meeting

Planning Board:

- RZ23.12.01 - Recommended Approval
 - The Moser Group requests a general rezoning for 100 Sherin Ln PID#07102161A from US 74 Commercial (C-74) to Industrial (IND).
- TX24.01.01 – Recommended Approval
 - Staff requests a text amendment to Article 3 to amend the definition of principal structure.
- Discussed amendments to the PB Rules of Procedure

Board of Adjustments:

- The Board of Adjustments meeting was not held due to a lack of items on the agenda.

Community Meetings

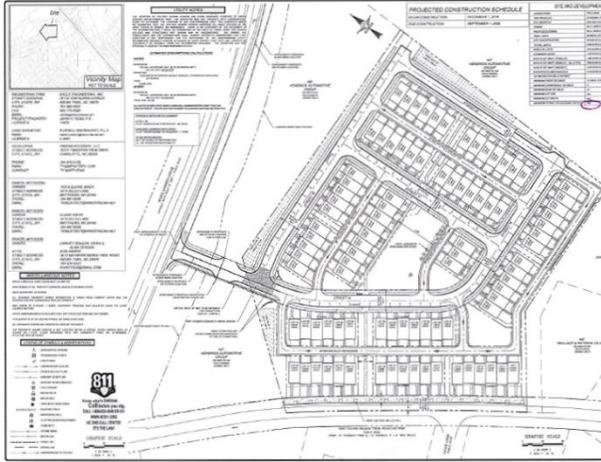
- N/A

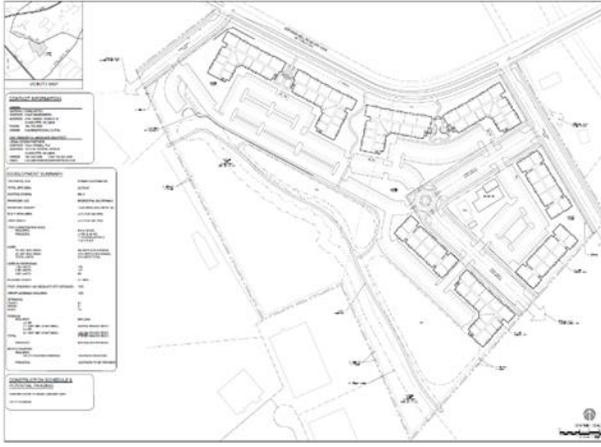
Misc Meetings

- N/A

Current Project Status

<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
Idlewild Mixed-Residential Plan (Aria): <ul style="list-style-type: none"> • Total Site Area: 48.83ac in Stallings • 270 Multifamily Units (Aria) • 148 Townhomes in Stallings (Inactive) 	Idlewild Rd behind Idlewild Shopping Centre	<ul style="list-style-type: none"> • By-Right Development • Development Agreement: Yes - recorded 	Construction Ongoing

Project Name, Info	Location	Additional Info	Status	
<ul style="list-style-type: none"> 115 Townhomes in Matthews (Inactive) 3.41 acres of retail/commercial (Inactive) 		<ul style="list-style-type: none"> Construction Documents approved. Final Plats approved. They have received their Water and Sewer Accessibility letter, NCDEQ Permit, and NCDOT Driveway Permit. 		
<p>Bailey Mills (Formerly Stallings Townhomes):</p> <ul style="list-style-type: none"> 92 Single-Family Attached Residential. 	<p>Marie Garris Rd and Matthews Indian Trail Rd</p>	<ul style="list-style-type: none"> By-Right Development Development Agreement: Yes recorded 	<p>Construction Ongoing</p>	
	<p>Bailey Mills Expansion (Phase 2):</p> <ul style="list-style-type: none"> The Town Council approved CZ22.09.01 on March 28, 2022. 23 Attached Residential Units 	<p>Marie Garris Rd and Matthews Indian Trail Rd</p>	<ul style="list-style-type: none"> They have been approved for an extension of Conditional Zoning Vested rights for an additional 2 years due to sewer capacity (till March 28, 2026). 	<p>Construction Documents and Final Plat not approved.</p>

Project Name, Info	Location	Additional Info	Status
			
<p>Willows at Stallings:</p> <ul style="list-style-type: none"> • 315 Multifamily Residential. 	<p>Stevens Mill Rd</p>	<ul style="list-style-type: none"> • Development Agreement: Yes - recorded • By-Right Development. 	<ul style="list-style-type: none"> • Construction Documents approved, and Final Plat not approved. • Inactive
			
<p>Stallings Farm:</p> <ul style="list-style-type: none"> • 216 Single-Family Residential 	<p>Stallings Rd and Stevens Mill Rd.</p>	<ul style="list-style-type: none"> • Development Agreement: Yes - Recorded • By-Right Development. 	<p>Comments submitted for 1st review of Construction Documents. We have not received 2nd review request</p>

<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
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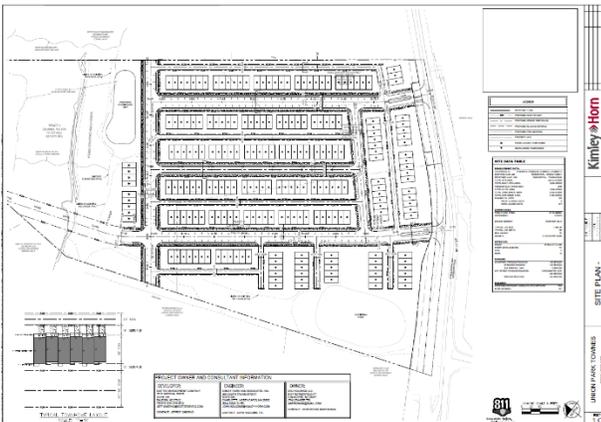
Stone Creek (Formerly Union Park Townes):

- 220 Single-Family Attached Units

Stallings Rd

- Development Agreement: Yes - recorded
- By-Right Development.

Under Construction

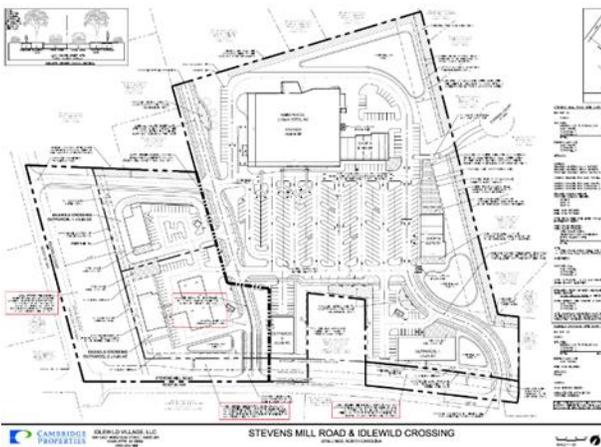


Idlewild and Stevens Mill Project (Idlewild Crossing):

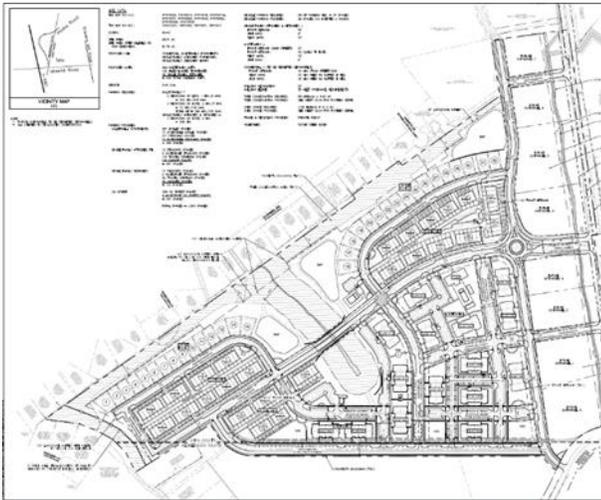
Stevens Mill Rd & Idlewild Rd

- By-Right Development
- Development Agreement: Yes - NOT recorded. They will be submitting a DA within the next few months for a Gas Station and Drive thru use on the commercial outparcels. They submitted the original application in 2020 when the

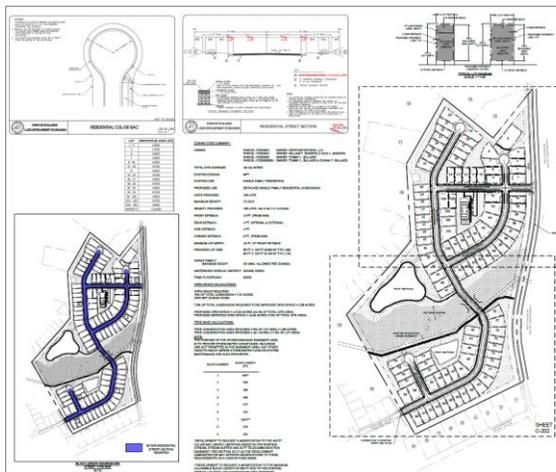
Concept plan approved



<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
		uses were allowed by-right.	
Stinson Farm: <ul style="list-style-type: none"> Total Site Area: 83.71ac 360 Multifamily Units 136 Attached-Homes 32 Single-Family Detached Homes 8 Future Outparcels of retail/commercial (Inactive) 	Idlewild Rd	<ul style="list-style-type: none"> Development Agreement: Yes - recorded. 	Construction Documents Approved



Courtyards on Greenway: <ul style="list-style-type: none"> 105 Single-Family Detached Residential 	Lawyers Rd	<ul style="list-style-type: none"> By-right Development 	Under Construction Document Review
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Housing Unit Projections:

- The following chart shows an estimate of the future homes with approved development agreements, Council approval, or plans to be built in Stallings. Some development housing unit counts are subject to change during the plan review.

Development Name	# of Housing Units
Idlewild Mixed Use Development (Aria at Idlewild location)	<ul style="list-style-type: none"> • 270 Multifamily Units (Aria) • 148 Attached-Homes
Bailey Mills	<ul style="list-style-type: none"> • 92 Attached-Homes
Bailey Mills Expansion (Phase 2)	<ul style="list-style-type: none"> • 23 Attached-Homes
Courtyards on Greenway	<ul style="list-style-type: none"> • 105 Single-Family Homes
Stallings Farm	<ul style="list-style-type: none"> • 216 Single-Family Homes
Stinson Farm	<ul style="list-style-type: none"> • 360 Multifamily Units • 136 Attached-Homes • 32 Single-Family Homes
Stone Creek Townhomes	<ul style="list-style-type: none"> • 220 Attached-Homes
The Willows	<ul style="list-style-type: none"> • 315 Multifamily Units
Total Future Projections	<ul style="list-style-type: none"> • 353 Single-Family Detached Homes • 471 Attached-Homes • 945 Multifamily Units
Legend - Under Construction	
Legend - Plans Approved	
Legend - Awaiting Plan Approval	

Other

Silverline TOD:

- We have been awarded the CRTPO Grant, and there are three main initiatives for the Silver Line Plan Integration:
 1. Integrate the future Lynx Silver Line Project into the Stallings Comprehensive Land Use Plan to include timelines, benefits, studies, and education;
 2. Reimagine the Monroe Expressway Small Area Plan/create a Silver Line Station/Atrium Hospital Small Area Plan to include renderings and specs;
 3. Incorporate an updated Transportation-oriented Development overlay in the development ordinance with preservation and promotion techniques along the proposed Silver Line alignment.
- Status: Council kick off meeting on March 4, 2024.

Reports

Permit Report:

01/01/2024 - 01/31/2024

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
1/31/2024	2161	New Accessory Structure	Online Submission		Willowbrook	2600 WILLOW BROOK DR	
1/30/2024	2160	New Principal Structure	Approved	MU-2	Bailey Mills	2917 Matthews Indian Trail Rd	\$100.00
1/30/2024	2159	New Principal Structure	Approved	MU-2	Bailey Mills	2921 Matthews Indian Trail Rd	\$100.00

1/30/2024	2158	New Principal Structure	Approved	MU-2	Bailey Mills	2925 Matthews Indian Trail Rd	\$100.00
1/30/2024	2157	New Principal Structure	Approved	MU-2	Bailey Mills	2929 Matthews Indian Trail Rd	\$100.00
1/30/2024	2156	New Principal Structure	Approved	MU-2	Bailey Mills	2933 Matthews Indian Trail Rd	\$100.00
1/30/2024	2155	New Principal Structure	Approved	MU-2	Bailey Mills	2937 Matthews Indian Trail Rd	\$100.00
1/29/2024	2154	Principal Structure Addition	Approved	SFR-2	Hunley Creek	3532 GREEN ASH LN	\$50.00
1/26/2024	2153	Permanent Sign Permit	Approved	TC		4520 POTTER RD	\$50.00
1/26/2024	2152	New Accessory Structure	Approved	TC		3740 PLEASANT PLAINS RD	\$50.00
1/25/2024	2151	Use Permit	Approved	TC		4520 POTTER RD	\$50.00
1/25/2024	2150	New Principal Structure	Approved	MU-2	Bailey Mills	3025 Matthews Indian Trail Rd	\$100.00
1/25/2024	2149	New Principal Structure	Approved	MU-2	Bailey Mills	3027 Matthews Indian Trail Rd	\$100.00
1/25/2024	2148	New Principal Structure	Approved	MU-2	Bailey Mills	3029 Matthews Indian Trail Rd	\$100.00
1/25/2024	2147	New Principal Structure	Approved	MU-2	Bailey Mills	3031 Matthews Indian Trail Rd	\$100.00
1/25/2024	2146	New Principal Structure	Approved	MU-2	Bailey Mills	3033 Matthews Indian Trail Rd	\$100.00
1/25/2024	2145	New Principal Structure	Approved	MU-2	Bailey Mills	3035 Matthews Indian Trail Rd	\$100.00
1/24/2024	2144	Temporary Sign Permit	Approved	TC		3733 PLEASANT PLAINS RD	
1/24/2024	2143	Principal Structure Addition	Approved	SFR-1	Shannamara	344 KILLIAN CT	\$50.00
1/22/2024	2142	Chicken	Approved	SFR-2	Country Woods East	4101 CYPRUS CT	\$25.00
1/22/2024	2141	Home Occupation	Approved		Southstone	1207 POPPY WAY	\$75.00
1/19/2024	2140	Principal Structure Upfit	Approved	VSR		645 STALLINGS RD	\$50.00
1/19/2024	2139	Use Permit	Approved	VSR		645 STALLINGS RD	\$50.00
1/19/2024	2138	Chicken	Approved	SFR-3	Spring Hill	3732 PRIVETTE RD	\$25.00
1/18/2024	2137	New Accessory Structure	Approved	SFR-3	Brookfield	715 GREENBRIAR DR	\$50.00
1/18/2024	2136	Principal Structure Addition	Approved	MFT	Chestnut Place II	5026 STONEHILL LN	\$50.00
1/17/2024	2135	New Accessory Structure	Approved	SFR-3	Spring Hill	5000 HILLWOOD CT	\$50.00
1/17/2024	2134	New Accessory Structure	Approved	SFR-2	Country Woods East	7005 PECAN DR	\$50.00
1/15/2024	2132	New Principal Structure	Approved	MU-2	Stone Creek	2201 White Clover	\$100.00
1/15/2024	2131	New Principal Structure	Approved	MU-2	Stone Creek	2203 White Clover Dr	\$100.00
1/15/2024	2130	New Principal Structure	Approved	MU-2	Stone Creek	2205	\$100.00
1/15/2024	2129	New Principal Structure	Approved	MU-2	Stone Creek	2207 White Clover Dr	\$100.00

1/15/2024	2128	New Principal Structure	Approved	MU-2	Stone Creek	2209 White Clover Dr	\$100.00
1/12/2024	2127	New Accessory Structure	Approved	SFR-2	Forest Park	633 WHITE OAK LN	\$50.00
1/2/2024	2126	Principal Structure Upfit	Approved	IND		3228 SMITH FARM RD	\$50.00
							\$2,475.00

Total Records: 35

2/2/2024

Code Enforcement Report:

Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
1/3/2024	PN - Trash and Debris	Ride Around	Open	432 Springhill Dr.
1/3/2024	PN - Keeping Of Certain Animals Prohibited (Chickens)	Ride Around	Closed	3732 Privette Rd.
1/3/2024	J/A/N - Junked/Nuisance Vehicles and Trash/Debris	Ride Around	Open	3305 Privette Rd.
1/3/2024	J/A/N - Junked/Nuisance Vehicles and Trash/Debris	Ride Around	Open	3806 Privette Rd.
1/5/2024	PN - Disharge Prohibitions	Complaint	Closed	410 Rachel Elizabeth Dr.
1/9/2024	J/A/N - Junked/Nuisance Vehicles	Ride Around	Closed	613 Stallings Rd.
1/9/2024	J/A/N - Junked/Nuisance Vehicle	Ride Around	Closed	708 Pinecliff Ct.
1/11/2024	SDO - Prohibited Signs	Ride Around	Closed	12096 Guion Ln.
1/16/2024	J/A/N - Junked/Nuisance Vehicle	Ride Around	Open	508 White Oak Ln.
1/16/2024	J/A/N - Junked/Nuisance Vehicle	Ride Around	Open	5024 Hillwood Ct.
1/26/2024	PN - Trash/Debris and Broken Fence	Ride Around	Open	924 Stallings Rd.
1/29/2024	PN - Trash/Debris	Complaint	Open	3800 Pleasant Plains Rd.
1/30/2024	SDO - Temporary Signs Requiring a Permit	Ride Around	Open	2701 Old Monroe Rd.
1/30/2024	SDO - Temporary Signs Requiring a Permit	Ride Around	Open	2709 Old Monroe Rd.
Prior Cases Currently Open - Code Enforcement				
1/26/2023	SDO - Unpermitted Storage	Ride Around	Open	100 Sherin Ln.
7/14/2023	SDO - Illegal Business and Zoning Violations	Complaint	Open	3730 Birchdale Ct.
8/3/2023	J/A/N - Junked/Nuisance Vehicles and Trash/Debris	Complaint	Open	409 White Oak Ln.
8/31/2023	J/A/N - Junked/Nuisance Vehicles and Trash/Debris	Complaint	Open	400 Aurora Blvd.
8/31/2023	SDO - Multiple Zoning Violations	Complaint	Open	3025 Gribble Rd.
11/9/2023	SDO - Multiple Zoning Violations	Ride Around	Open	109 Sherin Ln.
12/5/2023	J/A/N - Junked/Nuisance Vehicles and Trash/Debris	Ride Around	Open	4100 Pleasant Plains Rd.
12/7/2023	J/A/N - Junked/Nuisance Vehicles and Trash/Debris	Ride Around	Open	3125 Gribble Rd.

12/22/2023	SDO - Fence Installation Without a Permit	Ride Around	Open	1150 Hawthorne Dr.
New Violations				
Public Nuisance				5
J/A/N Vehicles				6
SDO				3
Traffic				0
Open Burn				0
Hazard				0
Noise				0
MHS				0
Total Opened				14

January Cases	
Open	9
Closed	5
Total	14

Police Department

See attached chart for data.

Other Highlights

- Union County Emergency Management has discontinued its weekly COVID situational report. They are still maintaining the Covid Dashboard at <https://www.unioncountync.gov/government/departments-f-p/public-health/covid-19-coronavirus-information>
- SPD Detectives cleared seven cases, had one crime scene callout, and had 21 cases assigned out for investigation. CID obtained 14 search warrants and two arrest warrants in ongoing case investigations. One detective completed a death investigation course, and another completed a Crime Prevention Specialist course.
- Patrol responded to a suspicious vehicle call at 3:30 AM and their investigation led to the arrest of two people for stealing over 50 pounds of mail. SPD is working with US Postal Inspectors in this case. Two patrol officers responded to a possible suicidal subject who had an object held to his throat. Officers were able to subdue him and get him medical treatment.
- K9 Lily, SPD's first canine, ended her watch this month after 5 years of service. We experienced a great deal of sympathy from our community after Lily succumbed to her cancer.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected almost four pounds of unwanted medication.
- Detective Tai Pham was named the SPD's new crime prevention officer. Numerous community outreach events have been planned for the year.

- Officer Brandon Johnson completed field training and has been assigned to solo patrol. Officer Whitney Bolick was sworn in and is in the field training program.

Engineering

- Twin Pines Storm Water Project
 - Phase 1 is complete.
 - Phase 2 was delayed due to permitting issues.
 - Significant coordination with the United States Army Corps of Engineers will be needed for permit approval.
 - Staff had a meeting with USACE on 01/30/2023.
 - No notice of violation was issued by USACE.
 - Staff will continue to work with the USACE through design to improve the capacity of the stream as much as possible implement restorative environmental features in accordance with USACE.
 - Costs for design and construction have significantly increased.
 - Council approved a contract for the final design and permitting of the project with the intent to complete design in FY 2024 and implement construction in summer of 2024 (FY 2025).
 - Staff has executed the contract with Kimley-Horn for this final design.
 - Phase 2 final design has begun.
 - Kimley-Horn has completed the updated survey of the project area and has begun final design.
 - Permit coordination with USACE and NCDEQ has begun.
- Resurfacing Contract
 - Council approved the fall resurfacing contract with Red Clay Industries for \$734,764.20.
 - Red Clay has begun the project and has been intermittently working, contingent on weather, to complete the project.
 - A Phase 2 Contract, focused on preventative maintenance, is currently formally advertised for bids, with the bid due date on February 22, 2024.

- Staff will bring contract approval to Council once bids have been reviewed and verified.
- Storm Water
 - The following projects are larger-scale sink hole repairs to be completed next. Staff formally bid the projects as one contract, and KHC environmental was the lowest bidder at approximately \$136,000. Council approved the contract on February 12, 2024.
 - KHC began work in Fairhaven the week of 02/19/2024.
 - Camelia Park – 423 Aurora Blvd.
 - Fairhaven – 1309 Yellow Daisy
 - Fairhaven – 1308 Afternoon Sun
 - Kerry Greens – 4018 Suttle Place
 - Shannamara - 2323 Caernarfon Lane
 - Spring Hill – 240 Springhill Road
 - NCDEQ has approved the Town’s Storm Water Management Plan (SWMP), and Stallings’ MS4 Permit became effective August 1, 2023.
 - Staff is working with a consultant to perform a self-audit of the Town’s MS4 program. As a result of the self-audit, Staff will work to make a plan for the current permit year and future permit years to ensure the Town is in compliance with the permit.
 - The Federal Emergency Management Agency (FEMA) is updating their Flood Insurance Rate Map (FIRM) for numerous counties, Union County being one of them. The update includes changes to Special Flood Hazard Areas (SFHA) and changes to the FEMA Regulated Floodways.
 - Stallings has approximately 160 Parcels affected by this FIRM updated.

- Union County hosted, and Staff attended, an information and comment meeting on September 13th, 2023, from 5:00 pm to 8:00 pm, for all affected residents to attend.
- Ongoing Plan Review
 - Courtyards at Greenway – 1st review due March 13, 2024
- Comprehensive Right-of-way Assessment
 - Council approved a comprehensive right-of-way assessment to analyze deficiencies in the Town’s pedestrian infrastructure.
 - The Town has executed a contract with Precision Infrastructure Management, for approximately \$33,000, to perform this comprehensive right-of-way assessment.
 - Project began in early December and is expected to be completed by May of 2024.
- Sanitary Sewer Capacity Study
 - Staff provided Council an update at the February 12, 2024, Council meeting and, as a result, Council directed Staff to continue to work with Kimley-Horn and further investigate the following items:
 - Interlocal Agreements Charlotte Water currently has with adjacent municipalities.
 - Additional information and coordination with Charlotte Water regarding Charlotte Water’s CIP.
 - Would an investment from Stallings increase the prioritization of a CIP Project that would provide additional sewer capacity that could connect/direct flows to.
 - Is there an opportunity to implement sewer relocation(s) and plan for connections as a part of the U-4714, Old Monroe Widening, Project.
 - Coordinate with Union County and analyze their system for any existing overflow connections to Charlotte Water.

- 325 Stallings Road
 - No engineering updates at this time.
 - Action plan to be discussed further during FY 2025 budget discussions.

- 2725 Old Monroe Road
 - No Engineering updates at this time.

- Chestnut Roundabout Landscaping
 - Project completed week of 11/13/2023.
 - Watering will continue through Spring of 2024 to fully establish the plantings.

- Bypass and Stallings Road Roundabout Landscaping
 - Staff submitted the irrigation plans, created by NCDOT, to Union County to apply for the water meters.
 - Staff received the first round of comments from Union County and transmitted back to NCDOT for revisions. Staff will continue to coordinate with NCDOT and Union County to receive approval for the water meters.
 - A majority of the plantings have been installed; however, Staff is still coordinating with Union County and NCDOT to receive approval for the water meters that feed the irrigation lines.

- Old Monroe Road Widening Update (STIP# U-4714)
 - NCDOT is currently coordinating/pursuing right-of-way acquisition throughout the corridor.
 - Utility relocation has begun, which includes tree clearing in various locations along Old Monroe Road.

- The anticipated construction let date for the project is Summer of 2025.
- Potter-Pleasant Plains Intersection Improvement
 - Project is expected to be advertised for bids in March of 2024, with construction expected to begin by July 2024.
- Fiber Installation
 - Ripple Fiber is installing fiber internet throughout a majority of subdivisions in Town, and surrounding municipalities. Ripple Fiber will notify residents individually and will coordinate with the respective HOAs in advance of construction beginning. Any issues with the construction can be directly reported to Ripple Fiber by visiting the following link <https://ripplefiber.com/contact>
 - Staff is currently working with Google Fiber to initiate the plan review and Encroachment Agreement Process.
 - Staff has been contacted by GigaPower about Encroachment Agreements to install fiber throughout Stallings.

Parks & Recreation

Greenway Design:

The Blair Mill Greenway is officially 98% completed and we are waiting on a few more outstanding items including:

- Final Sweeping of the Greenway | Contractor coming in to “clean things up”
- Parks & Recreation Crew to remove debris alongside greenway trail.

As soon as we do the final walkthrough we will “unofficially” open the greenway for the community. We plan on holding an official ribbon cutting ceremony soon (roughly April 2024).

Upcoming Events:

Shenanigans in Stallings | March 15th, 2024 | 2:00pm – 4:00pm

Join us for an afternoon of festive fun at Stallings Municipal Park for our Shenanigans in Stallings a St. Patrick's Day Celebration! Get ready to embark on an exciting adventure filled with activities the children will love.

Date: Friday, March 15th

Time: 2:00 PM - 4:00 PM

Location: Stallings Municipal Park | 340 Stallings Rd. Stallings
NC 28104

Cost: Free

Registration Encouraged | Open to residents and nonresidents

Age: All children are welcome however it is geared towards 4-12 year olds. The activities are for the whole family to do together!

Activities include:

Scavenger Hunt: Explore the park and put your detective skills to the test as you hunt for hidden clues scattered throughout the grounds. Find all the clues to win a special prize! St. Patrick's Day

Crafts: Let your creativity shine as you make your very own St. Patrick's Day crafts. Shamrock Toss: Test your luck and aim as you participate in our Shamrock Toss game. Throw the shamrocks and try to land them in the pot of gold for your chance to win some fantastic prizes.

Stallings Municipal Park:

Construction of the new playground is progressing according to schedule, with site preparation, grading, and foundation work already complete. We ran into a slight issue with the construction of the concrete curb; however, have worked together on a solution moving forward. Weather permitting, we anticipate that the playground will be ready for public use by the end of March, just in time for the peak recreational season.

Blair Mill Park:

- **Blair Mill Cleanup | Tuesday, February 27th**

The Parks & Recreation Maintenance Department has partnered with Union Academy to host a cleanup fieldtrip to Blair Mill Park. They will help remove debris, trees & various trash for the park!

- **Blair Mill Beavers**

Blair Mill Park has been experiencing increased beaver activity over the past few months, leading to concerns regarding the potential damage to trees, waterways, and park amenities. The unchecked expansion of beaver dams has resulted in localized flooding, compromising the integrity of walking trails and recreational areas. Additionally, the beaver lodges pose a safety risk to park visitors and hamper our efforts in maintaining the park's aesthetic appeal. The primary objective of the beaver trapping initiative is to regulate the beaver population within Blair Mill Park in a humane and environmentally responsible manner.

By implementing targeted trapping measures, we aim to achieve a balance between preserving the natural habitat and safeguarding park infrastructure.

Exciting Parks News:

- Nick Coffey recently completed his first year of NRPA (National Recreation and Parks Association) maintenance management school. This school is in Wheeling, West Virginia and is part of a two-year program to help build maintenance standards and procedures in local municipalities. We are SO proud of Nick & are excited to see him bring more knowledge to our department!

Finance

- Interim Finance Officer Marsha Gross has completed the audit, which was submitted to the State LGC.
- The auditor is scheduled to come present to the Council on 2/26/24.
- Staff are working diligently with the Council as part of the budget and priority setting process.

Human Resources

- No report.

General Government

2725 Old Monroe Road (John Deere) Property

- KWC will provide an update to Council at next meeting.

Spring Bulk Pick-Up

- Week of April 8
- For more information: <https://www.stallingsnc.org/Our-Community/Community-Calendar/Events/ModuleID/687/ItemID/643/mctl/EventDetails>

Stallings 50th Anniversary

- Meetings with Parks and Recreation continue to prepare for Stallings 2025 milestone incorporation date. Council will be updated in Spring 2024.

Surplus Sales

- No items have been sold so far in 2024. A total of \$23,244.85 worth of items were sold in 2023.