



August 25, 2023 - Staff Report



Monthly Report | July 2023

ZONING REQUESTS, PUBLIC HEARINGS, AND MEETING ITEMS:

Planning Board:

- The Planning Board heard the following planning items at their July 18, 2023, meeting:
 - RZ23.06.01- To rezone 14721 Lawyers Road from Union County Zoning, Residential 20 (R-20) to Stallings Zoning, Mixed Use 2 (MU-2).
 - Recommended Approval.
 - Downtown Streetscape Revisit - To revisit the Downtown Streetscape Plan with the Planning Board in July and the Town Council on August 14th.
 - Recommended adoption

Board of Adjustments:

- A Board of Adjustments meeting was not held due to no items.

Town Council:

- The Town Council heard the following planning items at their July 10, 2023 meeting:
 - TX23.05.02 - To add text to Article 10.1-21, stating that automobile repair shops, body shops, and garages are not allowed as a home occupation.
 - Council requested additional information on # of violations, and the item was deferred from the last meeting
 - Approved
 - Silverline Consultant (CRTPO grant) Selection Process - The request is for the Town Council to give the Town Manager the ability to approve the contract contingent on the Town Attorney's approval of up to \$125,000.
 - Approved

CURRENT DEVELOPMENT PROJECTS:

- ❖ The following project plans and locations can also be viewed on our Current Development Projects interactive mapping website here:
<https://stallings.maps.arcgis.com/apps/instant/attachmentviewer/index.html?appid=118efffae1eb47b9910a9e77b0c9c2a0>

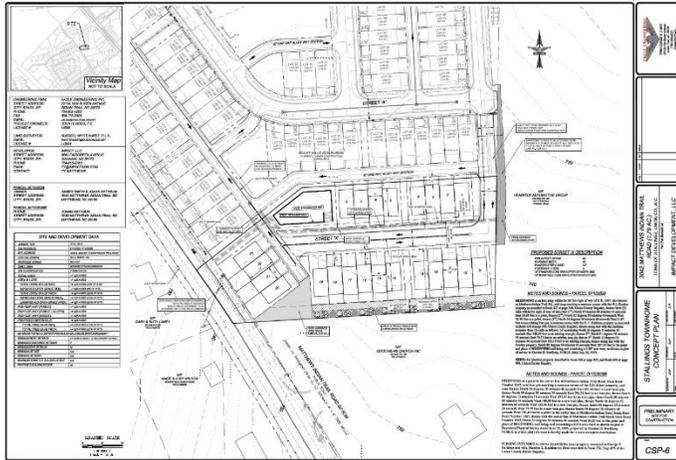
Aria at Idlewild (Idlewild Mixed-Residential Plan):

- Development progress: Grading
- Development Agreement: Yes -recorded
- STATUS:
 - Construction Documents approved.
 - Final Plats not approved. They have received their Water and Sewer Accessibility letter, NCDEQ Permit, and NCDOT Driveway Permit.
- By-right development.
- Location: Idlewild Rd behind Idlewild Shopping Centre.
- Site Data:
 - Total Site Area: 48.83ac in Stallings
 - 270 Multifamily Units (Aria)
 - 148 Townhomes in Stallings (Inactive)
 - 115 Townhomes in Matthews (Inactive)
 - 3.41 acres of retail/commercial (Inactive)



Bailey Mills Expansion (Phase 2):

- Development progress: Received 3rd Construction Documents for review – review due 7/11.
- STATUS: Construction Documents and Final Plat not approved.
- Town Council approved CZ22.09.01 on March 28, 2022.
- Location: Marie Garris Rd and Matthews Indian Trail Rd.
- Per the conditional zoning approval, the developer has acquired more land to widen the primary access.



Atrium Health:

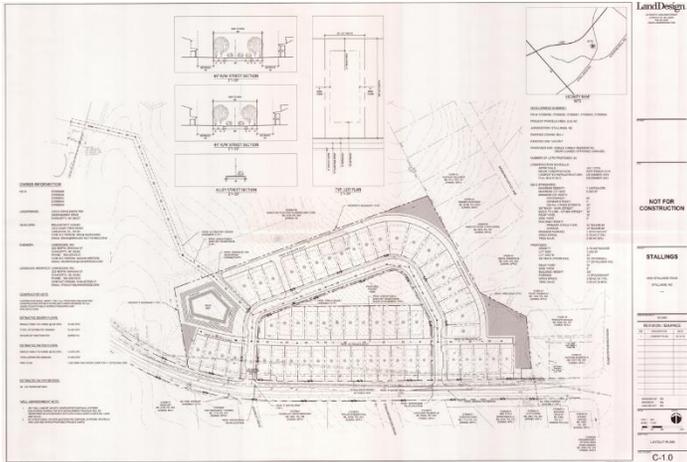
- STATUS: Complete; Approved and Permitted.
- Development Agreement: Yes -recorded
- By-right Development.
- Location: Stallings Rd, Matthews Indian Trail Rd, and Independence Blvd.
- Gribble Road improvement – The hospital must add a turn lane to Gribble Road as part of their offsite roadway improvements defined in the TIA. The property owner is adjacent to where the turn lane is to have approval for a grading project but has graded to his property line. This means it will be difficult/impossible for the hospital to put the turn lane to NCDOT specifications. The developer has asked that the Town not approach the landowner regarding the violation until power poles have been installed on the front of his property. The power poles are a priority for the hospital, and the landowner will cause issues if anyone approaches them with their violation.
- Street Trees along Stallings Rd – The location of the street trees meets Stalling ordinance requirements but not NCDOT requirements. They intend to relocate the trees in November 2022 to improve the tree's chance of survival.
- The attorneys drafted an interlocal agreement with Indian Trail on TIA road improvements associated with the Atrium Hospital in Indian Trail.



Conceptual Site Plan Illustrative
Atrium Health Union West Campus - Stallings, North Carolina
February 20, 2018

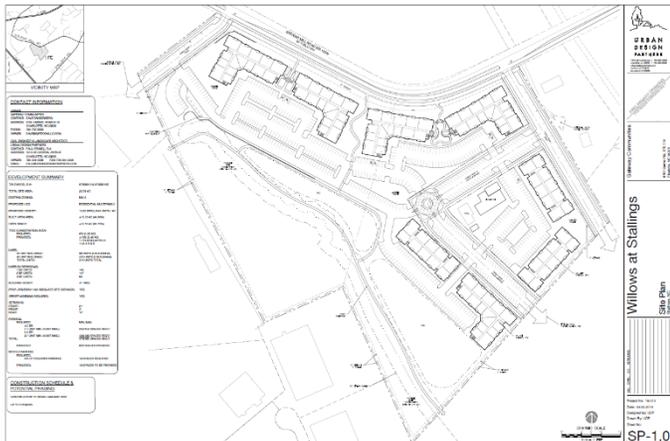
Stallings Elementary Single-Family TND (Sawmill Run):

- Development progress: N/A
- STATUS: The first set of Construction Documents has been reviewed and submitted to the developer. They have not received their Water and Sewer Accessibility letter, NCDEQ Permit, and NCDOT Driveway Permit. The developer has gone silent and staff has seen reports of this land for sale.
- Development Agreement: Yes - NOT recorded.
- By-right Development.
- Location: Stallings Rd adjacent to Stallings Elementary School.
- 40 Single-Family Detached Residential.
- Development Agreement not recorded with Union County.
- The land is now for sale, and other developers are interested in this property.



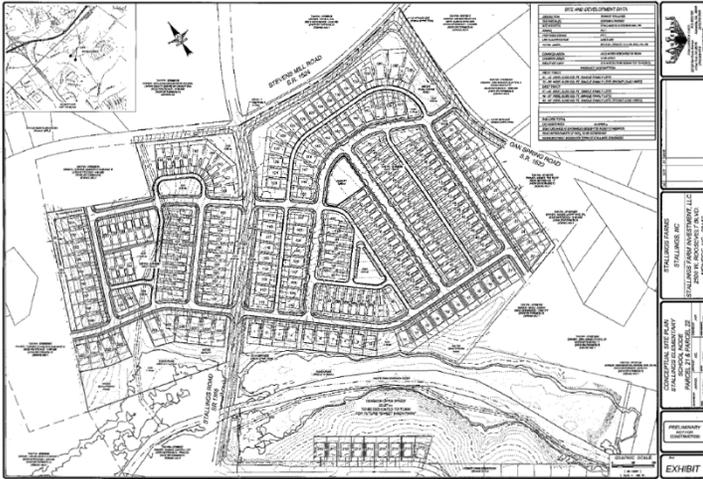
Willows at Stallings:

- Development progress: They have received conditional approval for water and sewer accessibility.
- STATUS: Construction Documents approved, and Final Plat not approved.
- Development Agreement: Yes -recorded
- By-Right Development.
- Location: Stevens Mill Rd.
- 315 Multifamily Residential.
- The Willows have difficulty acquiring ROW from Stallings Farm for street light installation at Stallings and Stevens Mill Rd.
- They are close to receiving their Water/sewer accessibility letter (UCPW).



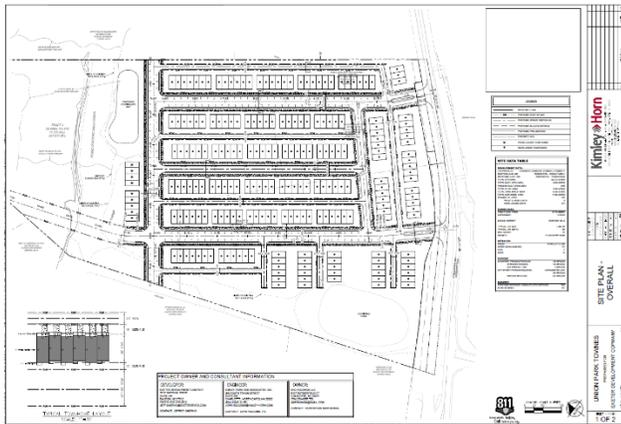
Stallings Farm:

- Development progress: Comments submitted for 1st review of Construction Documents. We have not received 2nd review request. The developer has gone silent.
- STATUS: Approved; Construction Documents and Final Plats not permitted.
- Development Agreement: Yes - NOT recorded
- By-Right Development.
- Location: Stallings Rd and Stevens Mill Rd.
- 216 Single-Family Residential.
- Plans for permitting have not been submitted.
- DA has not yet been recorded with Union County.



Stone Creek (Formerly Union Park Townes):

- May 2022 development progress:
 - Under Construction.
 - Permitting for new construction is ongoing.
 - Final plat phase 1 map 3 - awaiting the response to staff comments.
 - All bonds have been released.
- STATUS: Approved and Permitted.
- Development Agreement: Yes -recorded
- By-Right Development.
- 220 Single-Family Attached Units.
- Location: Stallings Rd.
- The final plat for phase 1 has been approved.
- The final plat for phase 2 has been approved.
- The street lights will temporarily be wooden but replaced when they get the aluminum ones. The Duke Energy aluminum lights are on a long backorder of 222 days+ from May 2022.



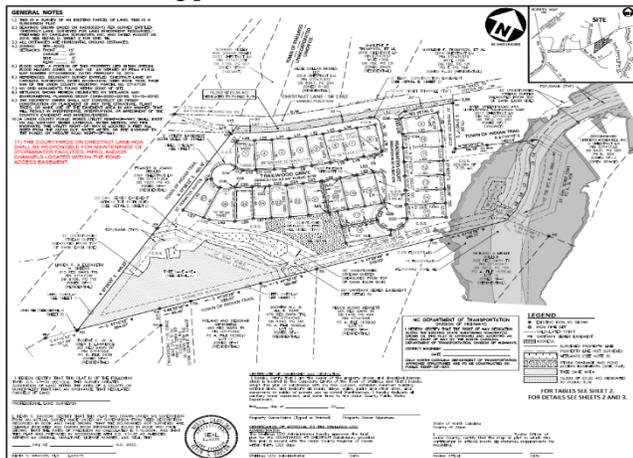
4416 Stevens Mill Road (Wilson):

- Development progress: Landscaping for the project was installed in November 2022.
- STATUS: the applicant installed plantings along the frontage in late 2022. Final Plans not approved; will need to be approved before November 22, 2023, or the Conditional Zoning is void.
- Town Council approved CZ21.04.01 on November 22, 2021.
- Staff awaits the applicant's updated site and landscaping plan before issuing permits.
- They appear to have expanded the use, and code enforcement is investigating.



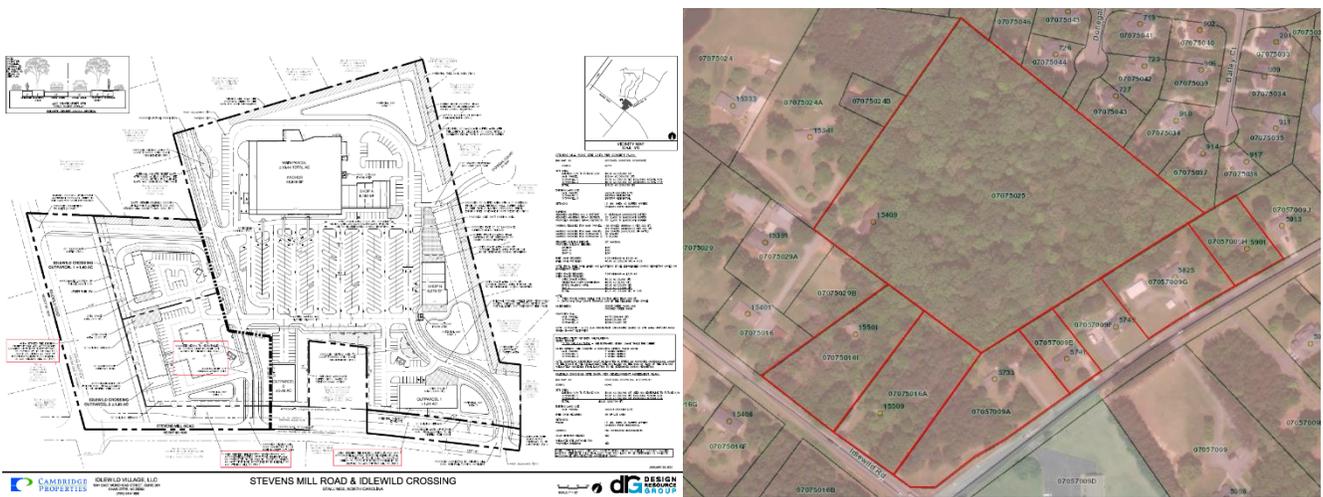
Courtyards at Chestnut (Epcon):

- Development progress: Under construction
- Status: Approved; Final Plat approved. The development has started submitting new construction permits. All zoning permits for new construction have been approved.



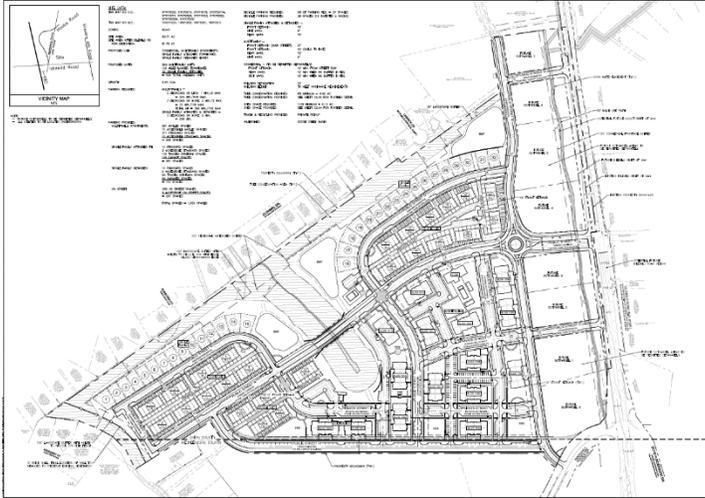
Idlewild and Stevens Mill Project (Idlewild Crossing):

- Development Agreement: Yes – NOT recorded
- STATUS: Staff is meeting with the developer about progressing the development/submittals in July 2023.
- A site plan for the property at the corner of Idlewild and Stevens Mill Roads has been submitted. Approval of this project will be administrative because 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 out parcels for the grocery store.
- The staff has requested that a combined site plan be submitted for review. We received the combined plan and provided plan comments before Thanksgiving 2020. In December 2020, the staff asked that the developer connects to the adjacent property to connect to the proposed Stinson Farms project.
- The applicant has expressed interest in progressing with this project and has submitted a site plan addressing Staff's comments. The plan is being reviewed, and the next steps are determined.
- Staff comments have been addressed, and the applicant requests that the TIA be started. Engineering has provided the consultant with the TIA documents to begin that process.
- The TIA is nearing completion.



Stinson Farm:

- Development progress: N/A
- Development Agreement: Yes - recorded.
- STATUS: Construction Documents 1st review submitted.
- Location: Idlewild Rd on the opposite side of Idlewild Shopping Centre.
- Site Data:
 - Total Site Area: 83.71ac
 - 360 Multifamily Units
 - 136 Attached-Homes
 - 32 Single-Family Detached Homes
 - 8 Future Outparcels of retail/commercial (Inactive)



❖ **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 Chestnut	<ul style="list-style-type: none"> • 27 Single-Family Homes
Courtyards on Lawyers	<ul style="list-style-type: none"> • 133 Single-Family Homes
Sawmill Run	<ul style="list-style-type: none"> • 40 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"> • 448 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 received 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.

Streetscape Plan:

- In response to the Council's retreat and land use goals established by the Comprehensive Land Use Plan, the Staff is drafting a streetscape plan that includes cross-sections and elements. The project kickoff with Council on June 14, 2021, gave Staff the go-ahead to pursue the project.
- Streetscape plans will be returned to Council for consideration in August 2023.

REPORTS:

- **PERMIT REPORT**

The following permit report can also be viewed on our Permit Reports website here:
<https://stallingsnc.org/Your-Government/Departments/Planning-Zoning/Permit-Reports>

Permit #	Description	Permit Date	Main Status	Total Fees	Total Payments	Parcel Address	Subdivision	Zoning District	Parcel #
1967	CLT133 Google Fiber Hut	7/31/2023	Withdrawn					MU-2	
1966	Solar Panel Installation	7/27/2023	Approved	\$50.00	\$50.00	1101 YARROW ST	Chestnut		07141101
1965	27.5' of 6' high white vinyl privacy fence with (1) 5' wide gate enclosing the back yard.	7/26/2023	Approved	\$50.00	\$50.00	8048 SAPWOOD CT	Parkside	MFT	07126319
1964	New wooden 88 foot privacy fence (half 6ft tall & half 8ft tall). To be	7/25/2023	Approved	\$50.00	\$50.00	7006 GOLD DUST LN	Golden Acres	SFR-1	08315019

	installed on property line.								
1963	grand opening vinyl banner	7/24/2023	Denied						
1962	Interior Renovations. Interior paint, flooring, replacing kitchen & bath cabinets, replacing appliances, replacing wall paper with drywall, replacing lights and plumbing fixtures.	7/23/2023	Approved	\$50.00	\$50.00	400 SHORT ST	Kingsberry	SFR-3	07126076
1961	Add bathroom and walk in closet to upstairs bedroom	7/21/2023	Approved	\$50.00	\$50.00	212 LIMERICK DR	Shannamara	SFR-2	07075055
1960	Install Fence	7/20/2023	Approved	\$50.00	\$50.00		Olde Blairs Mill	SFR-1	
1959	Repair/replace existing 28x12 deck	7/19/2023	Approved			3518 CARDIFF LN	Shannamara	SFR-2	07054579
1958	Screen porch over deck	7/13/2023	Approved	\$50.00	\$50.00	2836 BENT OAK DR	Willowbrook	SFR-2	07054466
1957	Six retaining walls	7/10/2023	Incomplete						

1956	24'x30' metal carport	7/10/2023	Approved			4515 STEVENS MILL RD		SFR-1	07078005
1955	Adding non load-bearing interior wall in second story loft to convert the room into a hallway and 4th bedroom.	7/7/2023	Approved	\$50.00	\$50.00	4017 PURPLE VALE DR	Fairhaven	SFR-1	07078409
1954	New inground 31' x 15' concrete pool & 500 sf of pool apron	7/6/2023	Approved	\$100.00	\$100.00	376 KILLIAN CT	Shannamara	SFR-2	07075137
1953	Rear covered porch roof	7/6/2023	Approved	\$50.00	\$50.00	207 SAMUEL ST	Olde Blairs Mill	SFR-1	07075420
				\$550.00	\$550.00				

Total Records: 15

CODE ENFORCEMENT

The following Code Enforcement report can also be viewed on our Code Enforcement website here:

<https://stallingsnc.org/Your-Government/Departments/Planning-Zoning/Code-Enforcement>

Acronyms:

- PN – Public Nuisance
- TGW – Tall grass and weeds
- J/A/N – Junk/Abandoned/ Nuisance
- MHS – Minimum Housing
- SD
- O – Stallings Development Ordinance

Case Date	Description	Problems Found By	Main Status	Parcel Address
7/21/2023	PN -TGW	Complaint	Closed	213 MEADOWBROOK DR
7/18/2023	PN - Tall Grass and Weeds	Ride Around	Closed	2000 WESTMINSTER LN
7/14/2023	SDO - Illegal Business and Zoning Violations	Complaint	Open	3730 BIRCHDALE CT
7/14/2023	PN - Illegal parked vehicles	Complaint	Closed	0 AMHURST DR

Total Records: 4

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 three cases and had no crime scene callouts. CID also executed five search warrants for the ongoing investigation of cases.
- Our two K9 teams had 10 uses. Both teams had drug seizures of illegal narcotics. One team seized over 80 pounds of marijuana and a large sum of cash.
- Officers are working on the planning of our National Night Out Against Crime, which will take place on August 1st.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected one pound of unwanted medication.

Engineering

- Twin Pines Storm Water Project
 - Phase 1 is complete.
 - Phase 2 has been 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 will be 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.
 - Staff have been informed of a grant opportunity through the Golden Leaf Foundation's Flood Mitigation Program that could award the project up to \$250,000.
 - Staff received notice that Stallings was not awarded any funding through the grant program.
 - The Town will fund the planning and design in FY 2024 and will seek to implement construction beginning of FY 2025.
 - Staff will likely need to advertise an RFQ for the design and permitting.
 - Staff has scheduled an onsite meeting with the residents and the consultant to review the concept design.
 - Meeting to be held on August 24th, 2023.
- Resurfacing Contract
 - J.T Russell and Sons, Inc. were the lowest bidders at \$1,060,291.50, and were awarded the contract on 12/12/2022.
 - This contract has focused on more reconstructive pieces (patching, milling and overlay, full depth reconstruction).

- This resurfacing was completed in July of 2023.
 - A Phase 2 Contract is expected to be let for bids in the 3rd Quarter of 2023 and focus on preventative maintenance (crack sealing and rejuvenation treatments).
 - Staff has been actively coordinating with a pavement management company to implement a pilot program for preventative roadway maintenance.
- Storm Water
 - Eight storm water repair was completed (sink hole and catch basin seals), by Stallings' Public Works Department.
 - Chestnut Oaks – 4113 Cedar Point Avenue
 - Curry Place - 1349 Curry Way
 - Curry Place - 1242 Curry Way
 - Kerry Greens – 2238 Coatsdale Lane
 - Kerry Greens – 8001 Sheckler Lane
 - Willowcroft – 2403 Willowcroft Drive
 - Willowcroft – 3235 Shadowlake Lane
 - Woodbridge – 3024 Steven Schultz Lane
 - Tentatively, the following projects are catch basin seals and sink hole repairs scheduled to be completed next.
 - Fairhaven – 1309 Yellow Daisy
 - Fairhaven – 1308 Afternoon Sun
 - Kerry Greens - 4017 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.
 - 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 is hosting an information and comment meeting on September 13th, 2023, from 5:00 pm to 8:00 pm, for all affected residents to attend.
 - Location:
Union County Government Center
500 North Main Street
Monroe, NC
- Ongoing Plan Review
 - N/A
- Idlewild Crossing TIA
 - Initial TIA was provided and reviewed by Staff with Ramey Kemp
 - Ongoing coordination between developer and NCDOT to determine final transportation improvements.
 - A second analysis has been initiated and the updated scoping document has been approved by NCDOT.
 - The second draft TIA has been sent to NCDOT for their review, and Staff received minor comments back.
 - NCDOT has a 30-day review cycle and Staff expects approval by the end of September.
- Sanitary Sewer Capacity Study
 - Staff has selected the most qualified firm for the study and is currently in scope of work and contract negotiations.
- 325 Stallings Road

- Council has chosen to not pursue a commercial upfit for the building at this time.
- At the direction of Council, Staff is working to determine costs for demolition.
 - Costs for demolition are approximately \$17,000.
- Additionally, Staff is working to determine costs for asbestos abatement.

- 2725 Old Monroe Road
 - Staff is coordinating with the County to determine if the sanitary sewer line needs to be upgraded for a restaurant/taproom use, and if the upgrade will be permitted.
 - Existing 4-inch PVC sewer line.

- Chestnut Roundabout Landscaping
 - Staff is working with NCDOT and the Landscape Architect to incorporate NCDOT comments into the landscaping plans.
 - Once the plans have been approved by NCDOT, Staff will obtain a cost for implementation and maintenance.

- Old Monroe Road Widening Update (STIP# U-4714)
 - NCDOT is currently coordinating several design changes and pursuing right-of-way acquisition throughout the corridor.
 - The anticipated construction let date for the project is Summer of 2025.

Parks & Recreation

Greenway Design:

The Blair Mill Greenway is roughly 90% complete! A fence is being installed behind the retention pond at the Vickery Neighborhood as one of the last “big” construction projects. Hopefully the Town will do the final walkthrough with our Greenway Contracts soon to finalize the greenway & land on a “Opening” date!

Debrief Events/Programs

Middle School Madness / Stallings Municipal Park / August 11th

Our first EVER paid program was a HUGE success! SO many kids filled their bellies with Pizza, raced a Stallings Police Officer on the Ninja course, battled their friends out in inflatable jousting & so much more. We heard great feedback from families about not having enough events tailored to middle schoolers & that this was perfect for their age group! We hope to see Middle School Madness grow in the future & offer other events that are tailored to under-served groups in our parks.



Upcoming Events:

Stallings Summer Market / Stallings Municipal Park / June - September

Thursdays in Stallings are going to get so much better! We are super excited to share that in collaboration with the Union County Farmers Market, every 1st and 3rd Thursday, Stallings Municipal Park will host a summer market! The markets will be themed – 1st Thursdays will be Food Truck Thursdays & 3rd Thursdays will be trivia!

Third Thursday Trivia / Stallings Municipal Park/ June – September

Join us for 3rd Thursday Trivia in Stallings Municipal Park. This is a program for adults 21 and older. This program will take place from 5:00pm to 7:00pm. You can play as an individual or bring your friends along and play as a team! Each day will consist of 3 rounds of trivia. Categories will be released later. There will be a beer garden and food trucks in the park for your enjoyment. NO outside alcohol or coolers will be permitted.

It is recommended that you bring a chair or blanket. There will be limited seating available.

Stallings Municipal Park

- Splash Pad | Operational Schedule
 - Monday – Closed for Maintenance
 - Tuesday – Saturday | 9:00am – 1:00pm & 2:00pm – 5:00pm
 - Sunday | Noon – 4:00pm
 - ***LAST OPERATIONAL DAY IS SUNDAY, SEP. 2nd***

Blair Mill Park

Disc Golf Course Updates

On Monday, August 21st the Parks Director, 2 Maintenance Staff, Head of Charlotte Disc Golf Association, Porter Ridges Disc Golf Club Coach & 2 Porter Ridge High school students met at Blair Mill Park to start the re-design process of the 18 Hole Disc Golf Course. The Re-design will make the course move more into the woods so it will give us a greater opportunity to develop on Blair Mill Park.

Signage

The Parks and Recreation Department is currently overcoming some hurdles in the design process for Blair Mill Signage. The “Rust” color that is on our masterplan signage is no longer available to be purchased. Our contracted design team is working on a replacement paint that will match, to its best ability, with the current signage we already have around town. We will know the installation date once this issue has been resolved!

Privette Park

New Park Cameras

We are working on installing 3 new cameras at Privette Park! These cameras will have 24-Hour Surveillance and will allow us to monitor the park at all hours of the days. We hope this will ensure a safe environment for the community to stay and play!

2024 Event Schedule

New Event/Program Schedule

The Parks and Recreation Department has been working together to get a cohesive Event Schedule for the 2024 Calendar. We are *roughly* one month away from finalizing the calendar. Stay tuned to next month’s staff report for an update!

Finance

FY23 Year-end Close and Audit Forthcoming

- ✓ Potter and Company conducted a two-day site visit on the Town's internal control processes. This includes a review of the invoice and payroll processes to name a few.
- ✓ The auditor reported that the review went well, and they completed their work one day early.
- ✓ Submitted Powell Bill FY23 Expenditure Report to State NCDOT. Report file available for review upon request.

Underway:

- Review and correct trial balance for year-end close in preparation for audit.
- Asset Forfeiture review and year-end reporting
- GASB 96 software subscription collaboration with Clifton Larson accounting firm.

Next Steps:

1. Potter will conduct their in-person audit of the FY23 financials beginning August 28 to August 31.
2. Finalize and submit Asset Forfeiture year-end report on use of federal funding.

Revenue Update

Table 1: Major Sources of New Revenue as of **6/30/2023**

Revenue Source	FY23 Budget	YTD	% of Total
Ad Valorem (Current and Prior)	\$4,348,500	\$4,468,881	102.7%
Sales and Use Tax	\$1,775,000	\$1,737,541	97.8%
Franchise and Use Tax	\$780,000	\$851,739	109.1%
Stormwater Fee (Current and Prior)	\$490,000	\$485,125	99.0%

Table 2: Cash Balances in PNC and NCCMT as of 7/31/2023

Cash Account	Account Balance
PNC Accounts:	
<i>General Fund Cash*</i>	\$682,242.23
<i>PD State Forfeiture (Asset Forfeiture/Dept of Justice)</i>	\$28,847.11
<i>PD Federal Forfeiture (Asset Forfeiture/Dept of Treasury)</i>	\$140,426.57
<i>PD Evidence Custodian</i>	\$6,766.69
<i>Storm Water</i>	\$326,127.64
NCCMT Accounts:	
<i>ARPA Investment Account</i>	\$3,233,532.64
<i>General Fund Investment Account</i>	\$11,999,575.67
<i>Powell Bill Investment Account</i>	\$1,209,280.03
<i>Sewer Investment Account</i>	\$8,222.03
<i>Storm Water Investment Account</i>	\$767,180.21

Major Changes in Cash Flow Balance(s) in the NCCMT Investment Accounts include:

- In July, cash was transferred (\$650K) from General Fund investment account to GF cash account to help with cash flow. Conversely, the Q4 transfer of ARPA funds (\$516K) was posted as a credit to this account and debited from the ARPA investment account.

- Per the FY24 Adopted Budget Ordinance, Council directed staff to transfer \$100,000 in stormwater investment funds to the stormwater cash account for Twin Pines and other stormwater projects. In addition, transferred \$145K from SW investments to SW cash account to assist with cash flow.

FY23 Revenue Update

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Stormwater Fee (Current and Prior)	\$490,000	\$485,125	99.0%

Table 2: Cash Balances in PNC and NCCMT as of 6/30/2023

Cash Account	Account Balance
PNC Accounts:	
<i>General Fund Cash*</i>	\$835,826.27
<i>PD State Forfeiture (Asset Forfeiture/Dept of Justice)</i>	\$28,651.64
<i>PD Federal Forfeiture (Asset Forfeiture/Dept of Treasury)</i>	\$140,426.57
<i>PD Evidence Custodian</i>	\$6,766.69
<i>Storm Water</i>	\$105,640.14
NCCMT Accounts:	
<i>ARPA Investment Account</i>	\$3,735,916.58
<i>Less Q4 ARPA Salary Replacement in Transit</i>	(\$516,909.30)
ARPA Total:	\$3,219,007.28
<i>General Fund Investment Account</i>	\$11,443,539.85
<i>Deposit in Transit (Q4 ARPA Salary Replacement)</i>	\$516,909.30
GF Total:	\$12,436,794.56
<i>Powell Bill Investment Account</i>	\$1,204,112.52
<i>Sewer Investment Account</i>	\$8,186.90
<i>Storm Water Investment Account</i>	\$1,008,411.29

*Currently, Finance is paying invoices for June and closing out FY23 Purchase Orders. Therefore, this number is draft preliminary.

Human Resources

- Please welcome Stuart Valzonis, Stuart started on Wednesday the 23rd as the Town's new Planner.

General Government

Emergency Management Training

- Staff worked with Union County Emergency Management on an Emergency Tabletop Exercise on Thursday, August 17. A final report and debrief will be forthcoming.

ARPA

- Staff is continuing to monitor Federal reporting requirements. On-going reporting continues and the annual reporting requirement has been submitted. Next CRC review – October 2023.

Old Monroe Road ROW Appraisals

- Staff is in the third round of negotiations with NCDOT. As soon as we have the final response, we will inform Council.

2725 Old Monroe Road (John Deere) Property

- Waterline on the property (currently 3/4") needs to be increased to 2" line to accommodate desired use. That cost is approximately \$14,000.
- Staff has requested of Union County if the currently sewer line will need to be/allowed to be increased to accommodate increased water line needs.
- KWC has had some good interest in 2725 Stallings, but no one has decided to move forward as of yet.

Union County Urban Forester

- Staff met with the Union County Urban Forester to ensure the Town's landscaping plans and requires are best practice for our area.

Surplus Sales

- \$5439.85 worth of items have been sold so far in 2023. A total of \$17,239.11 worth of items were sold in 2022.

Stallings Source

- August blog post, *On the Road Again*, can be found [here](#).