



June 23, 2023 - Staff Report



Monthly Report | May 2023

ZONING REQUESTS, PUBLIC HEARINGS, AND MEETING ITEMS:

Planning Board:

- The Planning Board recommended the following items at their May 16, 2023, regular meeting:
 - TX23.05.01 - To allow for the use of Emergency Disaster Restoration Services with fenced outdoor storage in the MU-2, C-74, BC, and IND zoning districts.
 - 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.

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 May 22, 2023 meeting:
 - TX23.04.01 - Biltong, Jerky, and Similar Meat Production and Distribution. To allow the use of biltong, jerky, and similar meat production and distribution into the Industrial (IND) zoning district.
 - Approved.
 - TX23.04.02 - To request General Contractor's Office with fenced outdoor storage into the US-74 Commercial (C-74) zoning district with Outdoor Storage supplemental
 - 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>

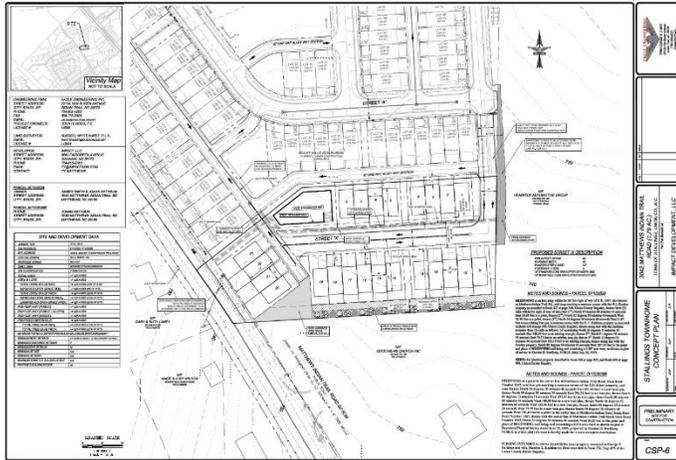
Aria at Idlewild (Idlewild Mixed-Residential Plan):

- 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:

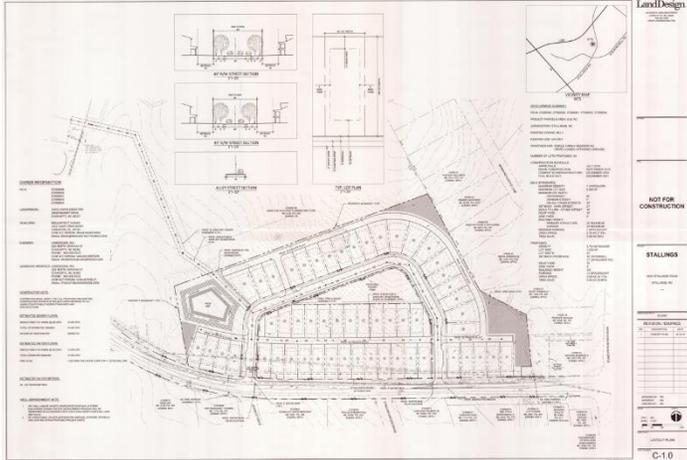
- STATUS: Complete; Approved and Permitted.
- Development Agreement: Yes -recorded
- By-right Development.
- Location: Stallings Rd, Matthews Indian Trail Rd, and Independence Blvd.
- Gribble Road improvement – The hospital must add a turn lane to Gribble Road as part of their offsite roadway improvements 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

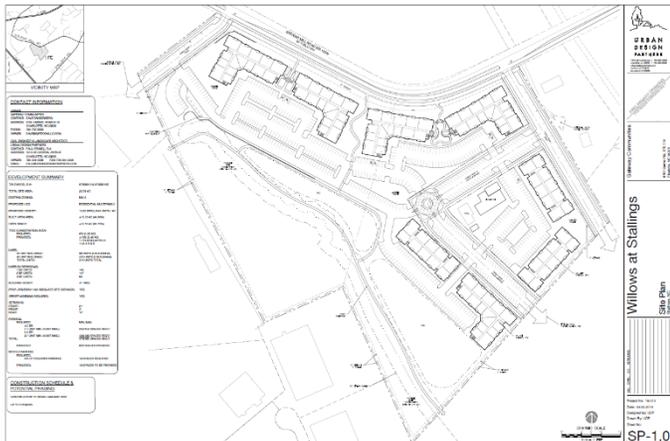
Stallings Elementary Single-Family TND (Sawmill Run):

- 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).



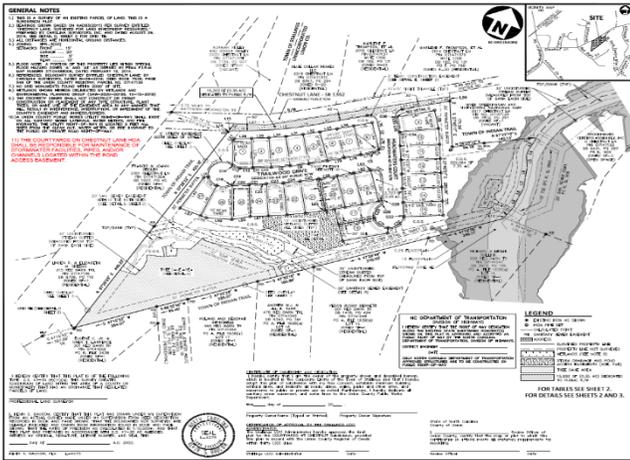
4416 Stevens Mill Road (Wilson):

- 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.



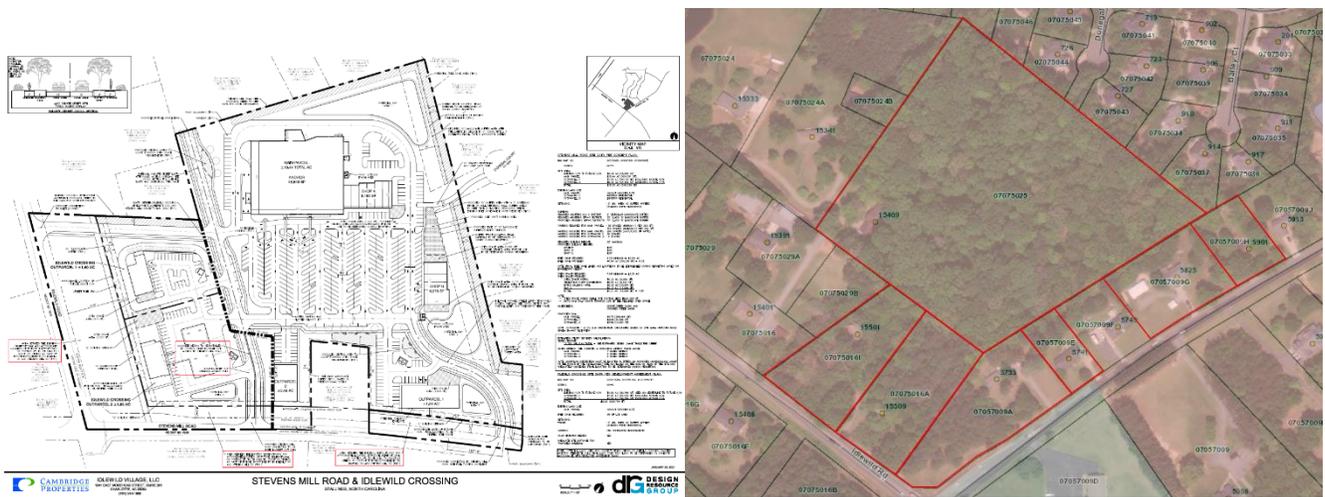
Courtyards at Chestnut (Epcon):

- 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.



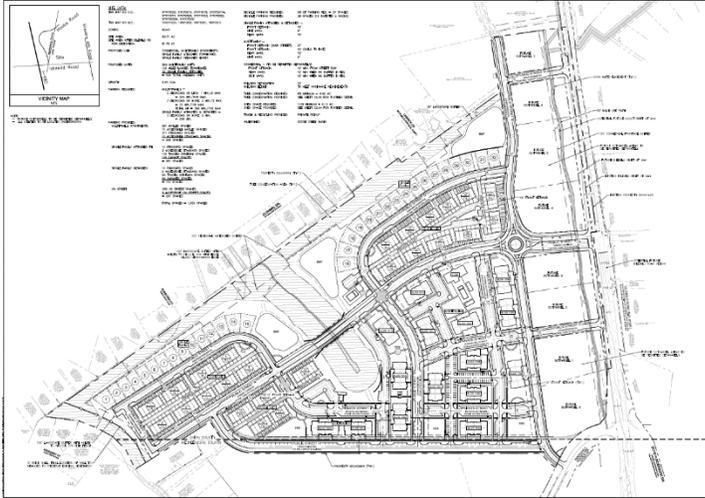
Idlewild and Stevens Mill Project (Idlewild Crossing):

- 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:

Text Amendments/Code of Ordinance Updates:

- Staff is working on bringing the following to the Planning Board and Town Council:
 - Parking Citations (TBA).
 - Home Occupation Clarification.

Silverline TOD:

- Council has directed staff to create the TOD overlay In-House.

- Implement the basic preservation techniques in exchange for development bonuses in a more limited area.
- We have received the CRTPO Grant – selection for the CRTPO consultants is underway.

Streetscape Plan:

- In response to 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 late summer 2023.

Cataloging and Mapping Projects:

- The staff intends to create an interactive mapping webpage in 2023.
 - The zoning interactive map is complete and on the website.

QUICK UPDATES:

- Union County is holding a pre-application meeting with Stallings staff for Tennis Courts at parcel 07102010C at 3815 Matthews-Indian Trail Rd.
 - Tennis Courts are by-right in MU-2.

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>

May 2023 Monthly Report - Permitting									
Permit #	Description	Date	Status	Total Fees	Total Payments	Parcel Address	Subdivision	Zoning	Parcel #
1888	Above Ground Pool. 45 Feet from home.	5/31/2023	Approved	\$ 50.00	\$ 50.00	15041 Middlesborough Dr	Madison Ridge	SFR -2	7099075
1887	Screened Porch	5/31/2023	Approved	\$ 50.00	\$ 50.00	1020 Chaucery Ln	Vickery	SFR -1	8315070
1886	Deck Addition on back of home, re-	5/31/2023	Approved	\$ 50.00	\$ 50.00	348 Killian Ct	Shannamara	SFR -2	7075144

	screen existing porch.								
1885	Fence around half of the backyard.	5/31/2023	Approved	\$ 50.00	\$ 50.00	7411 Edgefield Ct	Fairfield Plantation	SFR - 3	7054178
1884	ABC Permit.	5/26/2023	Approved	\$ -	\$ -	15080 Idlewild Rd	N/A	MU - 2	M7075013B
1883	Restaurant.	5/26/2023	Approved	\$ 50.00	\$ 50.00	2741 Old Monroe Rd	N/A	TC	07126007E
1882	Converting inside of building from residential to commercial for beauty shop.	5/25/2023	Approved	\$ 50.00	\$ 50.00	1149 Stallings Rd	Brookfield	MU -1	7126209
1881	Beauty Shop.	5/25/2023	Approved	\$ 50.00	\$ 50.00	1149 Stallings Rd	Brookfield	MU -1	7126209
1880	New Home Construction.	5/25/2023	Approved	\$ 100.00	\$ 100.00	1326 Millview Ln	Courtyards on Lawyers Road	CZ	8321320
1879	New Home Construction.	5/25/2023	Approved	\$ 100.00	\$ 100.00	1330 Millview Ln	Courtyards on Lawyers Road	CZ	8321319
1878	3835 Privette Rd New Construction.	5/17/2023	Approved	\$ 100.00	\$ 100.00	3835 Privette Rd	N/A	SFR - 3	07147143J
1877	3843 Privette Rd New Construction.	5/17/2023	Approved	\$ 100.00	\$ 100.00	3843 Privette Rd	N/A	SFR - 3	07147143A
1876	3903 Privette Rd New Construction.	5/17/2023	Approved	\$ 100.00	\$ 100.00	3903 Privette Rd	N/A	SFR - 3	07147143K
1875	Fence around pool.	5/16/2023	Withdrawn	\$ 50.00	\$ 50.00	376 Killian Ct	Shannamara	SFR - 2	7075137
1874	Porch with Eze breeze windows, gable roof.	5/16/2023	Approved	\$ 50.00	\$ 50.00	111 Houston Blair Rd	Olde Blair's Mill	SFR - 1	7075362

1873	Wood Deck 10 ft x 8 ft.	5/16/2023	Approved	\$ 50.00	\$ 50.00	1326 Sarandon Dr	Callonwood	MF T	7144652
1872	New Home Construction.	5/15/2023	Approved	\$ 100.00	\$ 100.00	1218 Millview Lane	Courtyards on Lawyers Road	CZ	8321325
1871	New Home Construction.	5/15/2023	Approved	\$ 100.00	\$ 100.00	1322 Millview Lane	Courtyards on Lawyers Road	CZ	8321321
1870	16'2 X 31'0" inground fiberglass pool installation 4.66 feet from the house".	5/15/2023	Withdrawn	\$ -	\$ -	376 Killian Ct	Shannamara	SFR -2	7075137
1869	sign for aloha wellness.	5/11/2023	Approved	\$ 50.00	\$ 50.00	15040 Idlewild Rd	N/A	MU -2	M7075013A
1868	New Home Construction.	5/10/2023	Approved	\$ 100.00	\$ 100.00	1338 Millview Lane	Courtyards on Chestnut Lane	CZ	8321317
1867	New Home Construction.	5/10/2023	Approved	\$ 75.00	\$ 75.00	1342 Millview Lane	Courtyards on Lawyers Road	CZ	8321316
0	Mirror Bend, LLC.	5/9/2023	Withdrawn	\$ -	\$ -	3980 Fish Pond Rd	N/A	N/A	N/A
0	Mirror Bend, LLC.	5/9/2023	Withdrawn	\$ -	\$ -	3980 Fish Pond Rd	N/A	N/A	N/A
1866	Furniture framing.	5/7/2023	Approved	\$ 50.00	\$ 50.00	621 Stallings Rd	N/A	VS R	7126267
1865	Fence.	5/7/2023	Online Submission	\$ 50.00	\$ -	1008 Moose Trail	Stone Creek	CZ	7033313
1864	New Home Construction.	5/4/2023	Approved	\$ 100.00	\$ 100.00	6010 Pleasant Run Drive	Courtyards on Lawyers Road	CZ	8321342
1863	Renovating Kitchen.	5/2/2023	Approved	\$ 50.00	\$ 50.00	523 Ballymote Ct	Shannamara	SFR -2	7075203
1862	Gazebo.	5/2/2023	Approved	\$ 50.00	\$ 50.00	1033 Stonedown Ln	Callonwood	MF T	7144463
1861	12 X 19 Open Porch.	5/2/2023	Approved	\$ 50.00	\$ 50.00	2202 Caernarfon Ln	Shannamara	SFR -2	7054719

1860	New Home Construction.	5/1/2023	Approved	\$ 100.00	\$ 100.00	1118 Headwaters Court	Courtyards on Chestnut Lane	CZ	7147900
1859	New Home Construction.	5/1/2023	Approved	\$ 100.00	\$ 100.00	2028 Trailwood Dr	Courtyards on Chestnut Lane	CZ	7147885

Permit Totals	
Total # of Permits	32
Fee Totals	\$ 1,975.00
Payment Totals	\$ 1,925.00

• **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 & Weeds
- J/A/N - Junk/Abandoned/ Nuisance
- MHS - Minimum Housing
- SD
- O - Stallings Development Ordinance

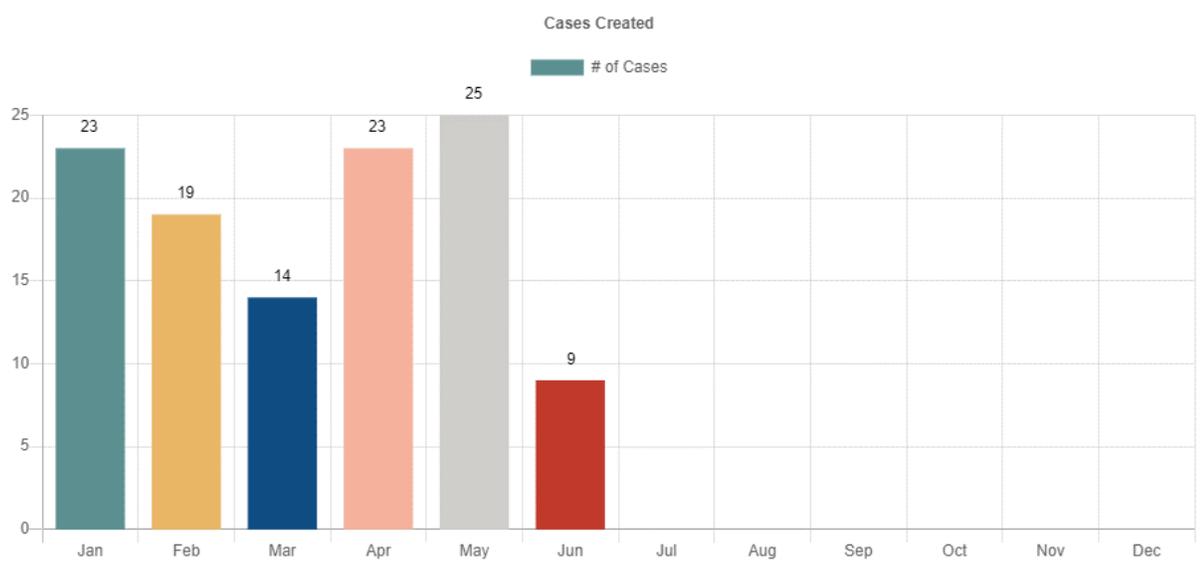
May 2023 Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
5/9/2023	PN - TGW and Trash	Ride Around	Closed	5100 POTTERS RD
5/10/2023	PN - TGW	Ride Around	Closed	4505 POTTERS RD
5/10/2023	PN - TGW	Ride Around	Closed	4501 POTTERS RD
5/10/2023	PN - Tall Grass and Weeds	Ride Around	Open	2441 OAK SPRING RD
5/15/2023	PN - TGW	Ride Around	Open	5825 Stevens Mill Rd

5/15/2023	Auto - Illegal Parking	Ride Around	Closed	CIRCLE ST
5/15/2023	PN - Tall Grass and Weeds, Debris	Complaint	Open	300 SMITH CIR #20
5/15/2023	PN - Junk Vehicles	Complaint	Closed	1959 Millbrook Ln
5/16/2023	PN - Trash, debris and unsecured commercial building	Ride Around	Closed	1812 Richard Baker Dr
5/17/2023	PN - Debris in street gutter	Complaint	Open	5401 MACROOM CT #313
5/19/2023	PN - Junk and debris	Ride Around	Open	STEVENS MILL RD
5/19/2023	PN - Tall grass	Ride Around	Open	4017 MAPLE SHORE DR #10
5/19/2023	PN - Tall grass	Ride Around	Open	2021 PINE POINTE ST #8
5/19/2023	PN - Overgrown backyard	Complaint	Closed	5003 WEATHERLY WAY #45
5/22/2023	PN - TGW	Complaint	Open	4701 POTTERS RD #16-18
5/24/2023	PN - Tall Grass and Weeds	Ride Around	Open	1133 HAWTHORNE DR #41,72
5/24/2023	PN - Tall Grass and Weeds	Ride Around	Open	6807 STONEY RIDGE RD #38
5/24/2023	PN - Tall Grass and Weeds	Ride Around	Open	611 PEPPER ANN LN #75
5/24/2023	PN - Tall Grass and Weeds	Complaint	Open	604 PEPPER ANN LN #63
5/24/2023	PN - Tall Grass and Weeds	Complaint	Open	409 MEADOWBROOK DR
5/25/2023	PN - TGW	Ride Around	Open	2108 STALLINGS RD
5/26/2023	PN - Junk and debris	Ride Around	Closed	3230 LEICESTER DR #56
5/26/2023	PN - Tall grass and weeds	Ride Around	Open	6003 COLCHESTER LN #1
5/26/2023	PN - Tall grass and weeds	Ride Around	Open	2015 WESTMINSTER LN #45

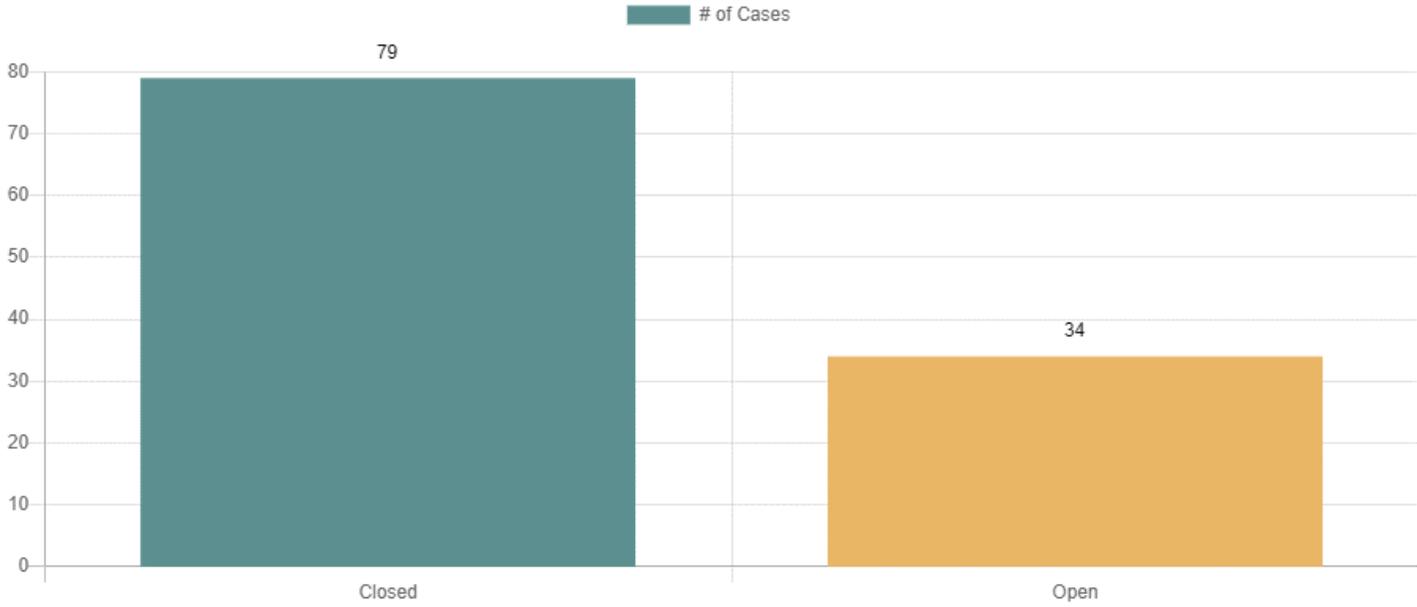
5/31/2023	PN - TGW	Ride Around	Open	126 FOREST PARK DR
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Violations	
Public Nuisance	24
J/A/N Vehicles	1
SDO	0
Traffic	0
Open Burn	0
Hazard	0
Noise	0
MHS	0
Total Opened	25

May Cases	
Open	17
Closed	8
Total	25



Case Count by Status



Display: ▼

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 patrol officers arrested a suspect who had just stolen a vehicle. During the arrest it was determined that multiple vehicles had been stolen in Stallings and surrounding areas. This arrest helped CMPD recover a large amount of stolen property. Another patrol squad was able to arrest a subject who was a fugitive from California and recovered multiple firearms.
- CID cleared 5 cases for the month and had 15 cases assigned to the Unit. CID also obtained two search warrants for cases they are working on and had three crime scene callouts.
- SPD officers participated in Operation Med Drop, an effort to collect unwanted medication. Our unwanted medication drop box collected almost 1 pound this month.
- Two members of the SPD volunteered at the Union County Special Olympics.
- One of our K9 teams was utilized and siezed over 40 pounds of marijuana and a large sum of US currency. The SPD K9 units had 9 deployments for criminal activity.

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 the Town did not receive a grant for \$250,000 under the Golden Leaf Foundation's Flood Mitigation Program.
 - Council has authorized a budget addition of \$100,000 from reserves to fund Twin Pines design in FY 23-24.
- Resurfacing Contract
 - J.T Russell and Sons, Inc. were lowest bidders at \$1,060,291.50, and were awarded the contract on 12/12/2022.
 - This contract will focus on more reconstructive pieces (patching, milling and overlay, full depth reconstruction).
 - Resurfacing has begun, Stallings Park parking lot has been completed, and the project is expected to be completed by June 19 (weather permitting).
 - A Phase 2 Contract is expected to be let for bids in the 2nd 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 repairs were completed (sink holes and catch basin seals).
 - Willowbrook - 2719 Bent Oak Drive
 - Willowbrook - 2901 White Locust Court
 - Shannamara - 717 Clifden Drive
 - Shannamara – 329 Killian Court
 - Shannamara – 7047 Kidwelly Lane
 - Emerald Lakes – 1500 Emerald Lake Drive
 - Hunley Creek – 2191 Millhouse Lane
 - Curry Place - 2017 Horizon Court
 - Tentatively, the following projects are scheduled to be completed next.
 - Kerry Greens – 2238 Coatsdale Lane
 - Chestnut Oaks - 4113 Cedar Point Ave
 - NCDEQ has approved the Town’s Storm Water Management Plan (SWMP), and Stallings’ MS4 Permit becomes active July 1.
- 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.
- Sanitary Sewer Capacity Study
 - Staff has received Submittals of Qualifications and is reviewing to select the most qualified firm.

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

Parks & Recreation

Greenway Design:

The Blair Mill Greenway is making HUGE steps forward. The HAWK signal has been installed as well as the thermoplastic crosswalk. The next steps include installation of the Greenway Way finding sign, black safety fencing along the trail as well as trail cleanup before announcing a “Grand Opening” date.

Debrief Events/Programs

Schools Out Bash at the Splash / Stallings Municipal Park / June 10th

WOW – what a FUN event in the park! This was the first time our recreation department has planned something around the Splash Pad. We estimate that roughly 800+ attended the event throughout the 2-hour period & we handed out 100 free popsicles within the first 20 minutes.

Overall, it was a fun kick off to the summer with summer selfie stations, a slip-n-slide, sweet treats & some fun giveaways. See photos below:





Upcoming Events:

Spring Sweatin' Series / Stallings Municipal Park / April - June

The Parks and Recreation Department has partnered with Camp Gladiator & Fit4Moms to offer FREE fitness classes in Stallings Municipal Park. From Senior Steppers, Stroller Fitness & HIIT workouts! We've tried to hit a variety of ages and demographics to encourage groups to get out in our parks!

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!! Vendors will include produce and artisans! In addition to the market, we will begin our first Food Truck Thursday Series!! A schedule of food trucks will be released soon! Come and grab dinner from an amazing truck while you shop at the market!!

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.

Backyard BBQ / Stallings Municipal Park / July 7th

Bands! Brew! and BBQ! We hope you will join us and bring your friends for our summer music festival at Stallings Municipal Park. The day will kick off at 3:00pm and end at 9:00pm. If you are 21+ you can enjoy a beverage at our beer garden. Buzzed Viking Brewing and Olde Mecklenburg will be on site. Must check-in and get a wristband. Hungry? Grab a bite from one of the BBQ food trucks that will be in attendance. Challenge your friends and see who can last the longest on the mechanical bull or in toxic waste.

School Supply Drive & Market / Stallings Municipal Park / July 15th

We invite you to this amazing day supporting our local community AND small businesses! We have partnered up with Sunny Day Markets and the Stallings Police Department for this Sharing Saturday!!!

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
 - Planning on CLOSING for July 4th
- Tree Removal
 - The Parks Department, with the help of Keith who is the county’s Urban Forester, identified some problematic trees in Stallings Municipal Park that needed removal. There were 4 trees that were taken down in the park with the hope of re-planting something in the area that has a better chance of survival in the park’s conditions!

Blair Mill Park

Disc Golf Course Updates

We have partnered with Charlotte Disc Golf Club (Non-profit agency) to help rebuild our course! They will assist with a new course design and signage, as well as help us activate the plans! They have a crew of avid disc-golf lovers who are committed to making Blair Mills Course beautiful!

Signage

Within the next 3-6 weeks Blair Mill Park will be receiving a signage face-lift! The entrance of Blair Mill Park, as well as the entrance from Fair Oaks Dr. , will get signage installed that will align with the Greenway Master Plan!

Privette Park

New Privacy Fence

We are working on installing a new fence at Privette Park! The fence consist of a 6’ Privacy Fence along the property owners’ sites and then a 4’ Chain Link fence along Privette Rd. This will ensure park patron safety & overall aesthetic at Privette Park!

Finance

May 2023

FY24 Budget Development Process Underway

- ✓ Dept Directors, Finance Officer, and Town Manager presented the DRAFT FY24 Operating Budget and Capital Requests to the Council at their Regular and Special meetings.
 - Council received department specific presentations and reviewed reserves, the Notable Items list and the five-year Capital Improvement Plan.
 - Council approved the Notable Items List.
 - The first Budget Public Hearing was held.

Next Steps in June:

1. Hold Second Budget Public Hearing.
2. Adopt FY24 Operating Budget, Fee Schedule and approve the five-year Capital Improvement Plan.

FY23 Audit Forthcoming

- ✓ Potter and Company will conduct the FY23 audit for submission to the Local Government Commission in October 2023.
- ✓ Council directed the Town Manager to enter into a contract with Potter to conduct this year's audit, at a fee of \$31,000, during its April 24 Council Meeting.
- ✓ The audit contract was submitted to the Local Government Commission and was approved.

Next Steps:

1. Potter will conduct a preliminary visit in June 2023 with the purpose of reviewing the Town's internal controls.

FY23 Revenue Update

Table 1: Major Revenue Sources by Fund as of 5/31/2023

Revenue Source	FY23 Budget	YTD	% of Total
Ad Valorem (Current and Prior)	\$4,348,500	\$4,454,987	100%
Sales and Use Tax	\$1,775,000	\$1,551,982	87.4%
Franchise and Use Tax	\$780,000	\$608,886	78.0%
Stormwater Fee (Current and Prior)	\$490,000	\$484,439	98.8%

Table 2: Cash Balances in PNC and NCCMT as of 5/31/2023

Cash Account	Account Balance
PNC Accounts:	
<i>General Fund Cash</i>	\$2,082,392.05
<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>	\$153,750.44
NCCMT Accounts:	
<i>ARPA Investment Account</i>	\$3,720,638.11
<i>General Fund Investment Account</i>	\$11,443,539.85
<i>Powell Bill Investment Account</i>	\$1,199,188.16
<i>Sewer Investment Account</i>	\$8,153.42
<i>Storm Water Investment Account</i>	\$1,004,287.28

Human Resources

No report.

General Government

Budget Prep

- Continued budget work Council Budget Sessions and anticipated adoption

Emergency Management Training

- Staff is working with Union County Emergency Management to set up a table-top training for staff in late summer.
 - Thursday, August 17, 2023
 - Union County Emergency Management Center
 - 9 a.m. – 1 p.m.

MUCEC

- Monroe Union County Economic Development Commission (MUCEC) – Executed MOU has been provided to MUCEC

ARPA

- Staff is continuing to monitor Federal reporting requirements. On-going reporting continues and the annual reporting requirement has been submitted. Next CRC review – July 13, 2023

Old Monroe Road ROW Appraisals

- No response from NCDOT on counter to offer.

2725 Old Monroe Road (John Deere) Property

- Working with KW Commercial providing property information

Surplus Sales

- \$5160.85 worth of items have been sold so far in 2023. A total of \$17,239.11 worth of items were sold in 2022.

Old Monroe Road NCDOT Project (U-4714)

- NCDOT advises that the project estimated let date is June 2025.