



October 20, 2023 - Staff Report



Monthly Report | September 2023

ZONING REQUESTS, PUBLIC HEARINGS, AND MEETING ITEMS:

Planning Board:

- A Planning Board meeting was canceled due to being unable to meet quorum.

Board of Adjustments:

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

Town Council:

- The Town Council did not hear any Planning items in September 2023.

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>

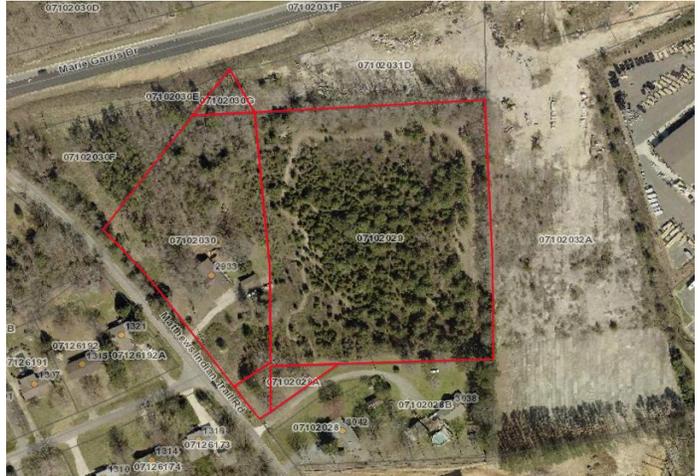
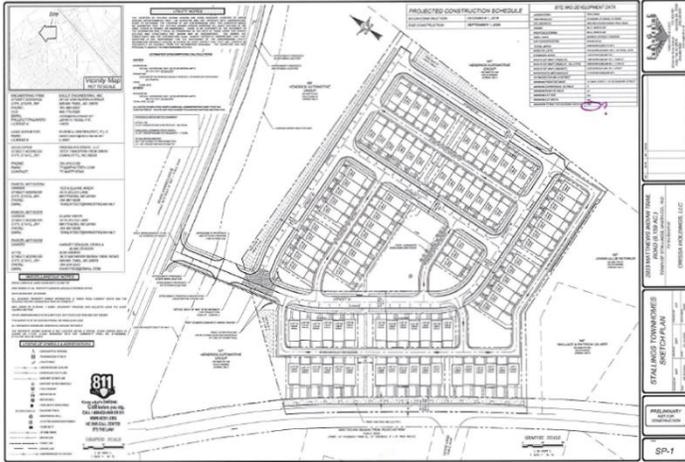
Aria at Idlewild (Idlewild Mixed-Residential Plan):

- Development progress: Buildings permitted and construction on apartment buildings have started.
- Development Agreement: Yes -recorded
- STATUS:
 - Construction Documents approved.
 - Final Plats 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)



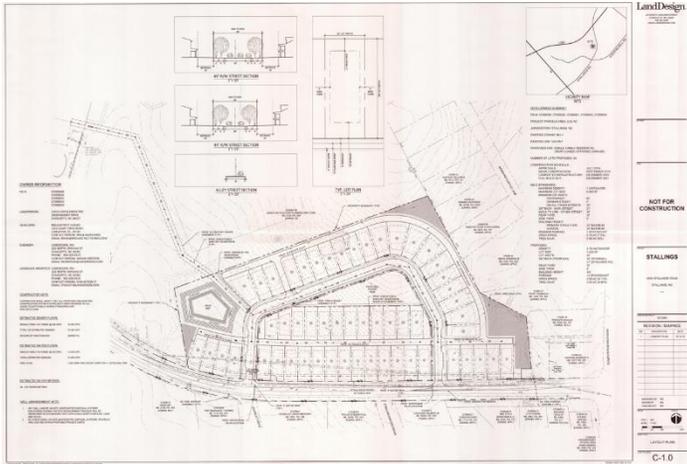
Bailey Mills (Formerly Stallings Townhomes):

- Development progress: Under Construction
- Development Agreement: Yes - recorded
- STATUS: Re-plat under review for property lines to extend into alley-way – approved.
- By-right development.
- Location: Marie Garris Rd and Matthews Indian Trail Rd
- 92 Single-Family Attached Residential.



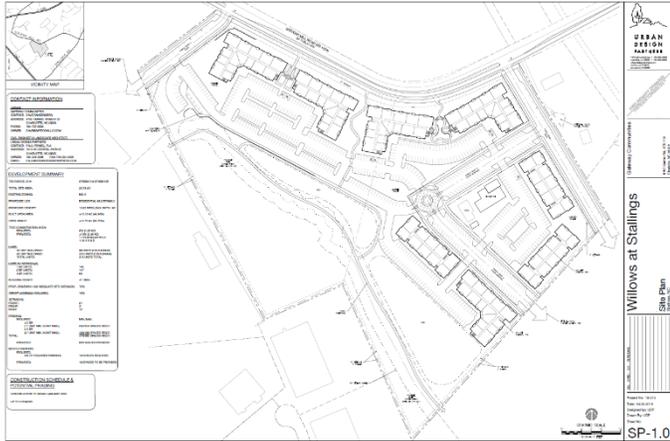
Stallings Elementary Single-Family TND (Sawmill Run):

- Development progress: N/A - The land is now for sale, and other developers are interested in this property.
- 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.



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).



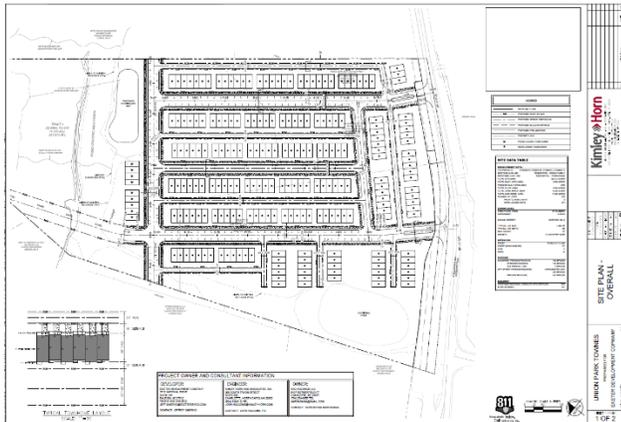
Stallings Farm:

- Development progress: Comments submitted for 1st review of Construction Documents. We have not received 2nd review request.
- STATUS: Approved; Construction Documents and Final Plats not permitted.
- Development Agreement: Yes - 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.



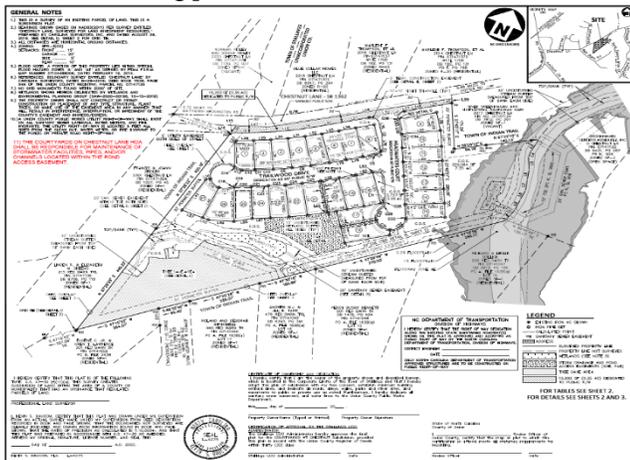
Stone Creek (Formerly Union Park Townes):

- May 2022 development progress:
 - Under Construction.
 - Permitting for new construction is ongoing.
 - 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.



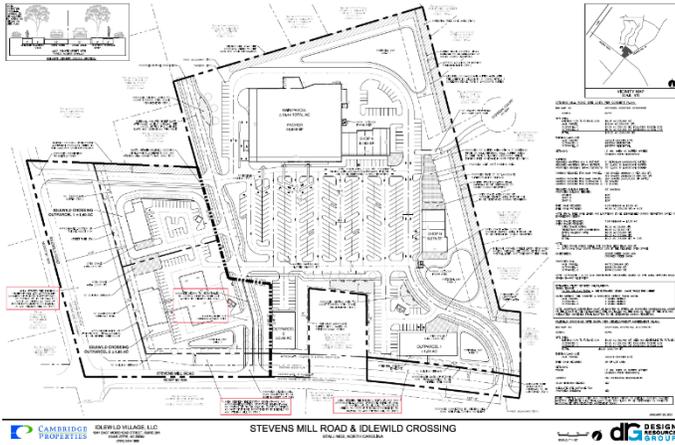
Courtyards at Chestnut (Epcon):

- 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.



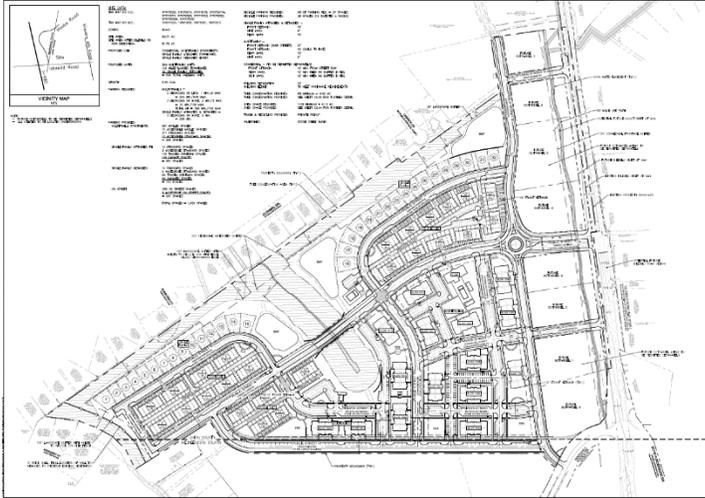
Idlewild and Stevens Mill Project (Idlewild Crossing):

- Development Agreement: Yes - NOT recorded
- STATUS: Concept plan currently being reviewed.
- 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 recorded for out parcels.
- The TIA is now approved as of September 2023.



Stinson Farm:

- Development progress: N/A
- Development Agreement: Yes - recorded.
- STATUS: Construction Documents 2nd review submitted, reviewing resubmittal from developer.
- 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 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: Awaiting approval of the scope of work & itemization from NCDOT. This may push back our timeline for the study.

REPORTS:

• PERMIT REPORT

Permit Detail Report							
09/01/2023 - 09/30/2023							
Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Applicant Address	Total Payments
9/26/2023	2028	New Principal Structure	Approved	SFR-3	Lakewood Knolls	1108 Lakewood Drive	\$100.00
9/26/2023	2027	New Accessory Structure	Approved	Conditional	Courtyards on Lawyers Road	6010 Pleasant Run Drive	\$50.00
9/25/2023			Withdrawn		Hunley Creek	8231 Hunley Ridge Road	
9/25/2023	2025	Principal Structure Addition	Approved	SFR-2	Stonewood	8226 Pence Road	\$50.00
9/22/2023	2024	New Principal Structure	Approved		Stone Creek	2311 Autumn Olive Lane	\$100.00
9/22/2023	2023	New Principal Structure	Approved	MU-2	Stone Creek	2309 Autumn Olive Lane	\$100.00
9/22/2023	2022	New Principal Structure	Approved	MU-2	Stone Creek	2307 Autumn Olive Lane	\$100.00
9/22/2023	2021	New Principal Structure	Approved	MU-2	Stone Creek	2305 Autumn Olive Lane	\$100.00
9/22/2023	2020	New Principal Structure	Approved	MU-2	Stone Creek	2303 Autumn Olive Lane	\$100.00
9/20/2023	2019		Withdrawn				
9/20/2023	2018	Use Permit	Approved	C-74	Union West Business Park	200 Beltway Blvd	\$50.00

9/20/2023	2017	Permanent Sign Permit	Approved	MU-2	Aria Apartments	15120 Idlewild Road	\$50.00
9/19/2023	2016	Principal Structure Addition	Approved	MFT	Fairhaven	1505 Sunflower Field Pl	\$50.00
9/19/2023	2015	New Principal Structure	Approved	MU-2	Stone Creek	2211 Autumn Olive Lane	\$100.00
9/19/2023	2014	New Principal Structure	Approved	MU-2	Stone Creek	2209 Autumn Olive Lane	\$100.00
9/19/2023	2013	New Principal Structure	Approved	MU-2	Stone Creek	2207 Autumn Olive Lane	\$100.00
9/19/2023	2012	New Principal Structure	Approved	MU-2	Stone Creek	2205 Autumn Olive Lane	\$100.00
9/19/2023	2011	New Principal Structure	Approved	MU-2	Stone Creek	2203 Autumn Olive Lane	\$100.00
9/13/2023	2010	Principal Structure Addition	Approved	Conditional	Franklin Meadows	4004 Franklin Meadows Dr.	\$50.00
9/13/2023	2009	Pool Permit	Approved	SFR-2	Emerald Lake	2319 Flagstick Dr	\$100.00
9/12/2023	2008	New Principal Structure	Approved	MU-2	Aria Apartments	2005 Aria Village Drive Bldg 6	\$100.00
9/12/2023	2007	New Principal Structure	Approved	MU-2	Aria Apartments	15120 Idlewild Road Bldg 5	\$100.00
9/12/2023	2006	New Principal Structure	Approved	MU-2	Aria Apartments	2109 Aria Village Drive Bldg 2	\$100.00
9/12/2023	2005	New Principal Structure	Approved	MU-2	Aria Apartments	2207 Aria Village Drive Bldg 1	\$100.00
9/12/2023	2004	New Principal Structure	Approved	MU-2		2110 Aria Village Drive Bldg 3	\$100.00

9/11/2023			Incomplete		Bailey Mills	3685 Centre Circle	
9/11/2023			Incomplete		Bailey Mills	3685 Centre Circle	
9/11/2023	2001	Principal Structure Upfit	Approved	C-74		1010 Ivy Way	\$50.00
9/7/2023	2000	Principal Structure Addition	Approved	Conditional	Southstone	1015 Poppy Way	\$50.00
9/6/2023	1999	Principal Structure Addition	Approved	SFR-2	Emerald Lake	Links Ln	\$50.00
9/5/2023	1998	Principal Structure Addition	Approved	SFR-1	Vickery	3000 Chalet Lane	\$50.00
9/5/2023	1997	Permanent Sign Permit	Paid, Needs Review	VSR	Stallings Industrial Park	645 stallings Rd. Suite B.	\$50.00
9/5/2023	1996	Use Permit	Approved	VSR	Stallings Industrial Park	645 stallings Rd. Suite B.	\$50.00
9/1/2023	1995	New Principal Structure	Approved	MU-2	Stone Creek	2111 Autumn Olive Ln	\$100.00
9/1/2023	1994	New Principal Structure	Approved	MU-2	Stone Creek	2109 Autumn Olive Ln	\$100.00
9/1/2023	1993	New Principal Structure	Approved	MU-2	Stone Creek	2107 Autumn Olive Ln	\$100.00
9/1/2023	1992	New Principal Structure	Approved	MU-2	Stone Creek	2105 Autumn Olive Ln	\$100.00
9/1/2023	1991	New Principal Structure	Approved	MU-2	Stone Creek	2103 Autumn Olive Ln	\$100.00
9/1/2023	1990	New Principal Structure	Approved	MU-2	Stone Creek	2101 Autumn Olive Ln	\$100.00
							\$2,900.00
Total Records: 39							

Code Enforcement

2154	708 Pine Cliff Court
NO	
2050	100 Sherin Road
2150	3730 Birchdale Court
2162	3025 Gribble Road
2163	2333 Community Park Drive

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PUBLIC NUISANCES			
2153	409 White Oak Lane	Charles & Brenda Piercy	Nuisance violations. Working with owner as she cleans up the property. Monitoring progress and will take further action as needed.
2155	213 Meadowbrook Drive	Bently Pham & Athena Nguyen	Nuisance violations. Notice issued and abated by owner. CLOSED 08-04-23
2156	2441 Oak Spring Road	Robert Clayton Orr & Donna Bartlett Orr	Nuisance violations. Notice issued with no action by owners. Pending abatement by Town.
2157	2442 Oak Spring Road	Stallings Farm Investments LLC	Nuisance violations. Notice issued and abated by owner. CLOSED 09-28-23
2158	3000 Wintree Court	Yamasa Co LTD	Nuisance violations. Notice issued and abated by owner. CLOSED 09-14-23
2159	2426 Coatesdale Lane	AMH, NC Properties LP	Nuisance violations. Notice issued and abated by owner. CLOSED 09-14-23
2160	400 Aurora Blvd	You Qiang Chu & Ying Fei Chu	Junked vehicle & Nuisance violations. Notice issued with no response. Pending contact and further enforcement measures.
2161	332 Aurora Blvd	Michael George Williams Sr	Junked vehicle & Nuisance violations. Notice issued and working with owner on compliance measures. Pending.
ABANDONED/JUNKED/NUISANCE VEHICLES			
MINIMUM HOUSING STANDARDS			
2162	3025 Gribble Road	Daniel Baharov	actions.
2163	2333 Community Park Drive	Fredy Orlando Ventura Alvarado etal	failure to obtain zoning permit prior to construction of a privacy fence. Notice issued with a deadline of 10-16-23.

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 four cases and had no crime scene callouts and had nine cases assigned out for investigation. CID obtained 11 search warrants and one arrest warrant in ongoing case investigations.
- SPD officers responded to a drug overdose involving two people. Officers utilized naloxone on both subjects. One recovered and unfortunately, one subject did not survive the overdose. Another SPD squad responded to a housefire, and two officers located a paralyzed man and were able to pull him out to safety. Officers conducted a traffic stop that resulted in the seizure of almost 4 pounds of narcotics and US currency.
- Our two K9 teams had five uses.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected almost four pounds of unwanted medication.
- Police Cadet Jose Venegas graduated from Basic Law Enforcement Training and passed the NC state certification exam. Once his police certification paperwork is processed by the State, he will be sworn in and begin field training.

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.
 - 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.
- Resurfacing Contract
 - Staff received six bids for a fall resurfacing contract. Red Clay Industries was the lowest bidder at \$734,764.20.
 - A Phase 2 Contract is expected to be let for bids in the 1st Quarter of 2024 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
 - One storm water sink hole repair was completed.

- Kerry Greens - 4017 Suttle Place
 - 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
 - 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 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
 - N/A
- Idlewild Crossing TIA
 - NCDOT approved the TIA on 09/18/2023.
- Sanitary Sewer Capacity Study
 - Staff has selected the most qualified firm for the study and is currently in scope of work and contract negotiations.
 - Council approved the contract with Kimley-Horn to perform the study.

- 325 Stallings Road
 - Council chose not to pursue a commercial upfit nor demolition, with the intent to bring the topic up during FY2025 budgetary discussions.

- 2725 Old Monroe Road
 - Staff is coordinating with KWC and 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 received informal approval from NCDOT for the proposed landscaping plan.
 - Council approved the landscaping plan and funding of implementing the landscaping and recurring maintenance.
 - Staff is currently coordinating with NCDOT for an interlocal agreement with hopes to implement these plantings in Fall of 2023.

- 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.

- Ripple 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>.

Parks & Recreation

Greenway Design:

The Blair Mill Greenway is officially 90% completed and we are waiting on a few more outstanding items including:

- Collapsible bollard placed at greenway entrance.
- Two-Sided Greenway Signage
- Planting at beginning of Greenway
- Final Walkthrough

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 sometime next year.

Upcoming Events:

Stallings Fest / Sat. Oct 21st 11:00am-5:00pm– Stallings Fest is back & better than ever. Join us on Saturday, Oct. 22nd in Stallings Municipal Park for an afternoon filled with adventure, games, crafts, & delicious food! This year we are also adding local organizations to our lineup of performances at the Band Stage ranging from dancers to karate demonstrations. So, make sure to bring the whole family because we have activities for all ages.

Ghouls Night Out/ Thu. Oct 26th 5:00pm-7:00pm - It's going to be a frightful night that's sure to delight! Join us if you dare in Stallings Municipal Park on Thursday, October 26th for Ghouls Night Out! All ages are welcome to come out and enjoy the night. Spend the evening dressed to impress and join the costume contest. Compete against all the creatures of the town in Halloween Trivia. Make sure to never forget the night by taking a picture with a coffin car!

Shred Day/ Sat. Nov.4th 9:00am-Noon - Our community Shred-it event promotes raising awareness about identity theft and fraud by reminding residents about the importance of securely destroying personal documents.

Christmas in the Park / Sat. Dec 2nd 3:00pm – 6:00pm– Who wouldn't want to drink warm hot chocolate while writing letters to Santa? Grab

your cozy sweater & head on over to Stallings Municipal Park. We will have live music, crafts, games, & our very own letters to Santa Station. You will be able to write to the Big Guy himself & who knows....you might just get a letter back in the mail! There will be free hot chocolate, while supplies last, & make sure to stay till 5:30pm for our annual tree lighting.

Stallings Municipal Park:

As we dive into the Fall/Winter season we decided to have some upgrades in the park. Below is what work has been completed:

- Splash Pad Winterizing has begun to ensure smooth operational opening for 2024 Summer Season
- Stallings Municipal Park Bathroom Upgrades – New Light fixtures, mirrors, paint & other small maintenance improvements.
- Stallings Municipal Park Shelter Upgrades – We are pricing out cost to get BOTH shelters painted and the gutters replaced!

Finance

FY23 Audit

The Town engaged Clifton Larson to perform financial services as it relates to the preparation of the FY23 audit. Specifically, this accounting firm is working on implementing GASB 96, a new requirement for governmental accounting related to capitalizing software such as body worn cameras used in the Town's police department. In addition, Clifton Larson will prepare the Town's basic financial statements as part of the auditor's review. Finally, Potter and Company is conducting the Town's annual financial audit. Potter conducted two site visits in June and August, and the practice will finalize its work remotely at the end of October.

Underway:

- Fine tune the trial balance and answer follow-up requests from Clifton Larson and Potter and Company.

Goal: Submit the FY23 Audit to the Local Government Commission in late October.

Next Steps:

- After receipt of audited numbers, begin the five-year forecast for upcoming budget discussions.

Cash and Investments

Revised Table 1: **DRAFT** and **Unaudited** General Fund Balance by Type

Fund Balance Type	Audited Beginning June 30, 2022*	Change	Ending June 30, 2023
Unrestricted General Fund Balance	\$6,545,483	(258,397)	\$6,287,086
Restricted			
<i>Stabilization by State Statute</i>	\$552,759	-	\$552,759
<i>Powell Bill</i>	\$713,769	(237,693)	\$ 476,076
<i>Drug Forfeiture (Federal)</i>	\$10,362	44,400	\$100,009
<i>American Recovery Act</i>	\$5,147,440	(1,411,524)	\$3,735,916
Committed:			
<i>Potter Road/Pleasant Plains</i>	\$887,324	532,403	\$1,419,727
<i>Fees in Lieu of Park Landl</i>	\$456,761	456,761	-
Assigned:			
<i>Subsequent year expenditures</i>	\$208,200	(102,443)	\$105,757
<i>20 Percent Reserve</i>	\$2,198,840		\$2,495,062
Total DRAFT Fund Balance:	\$16,720,938		\$15,127,145

*Source data for the Beginning Fund Balance is taken from the FY22 Audit/AFIR. The “Ending” Balance is in draft form and will change after the FY23 audit is complete. NEW: The federal Department of Treasury Drug Forfeiture amount is revised from prior month and is final.

¹ This amount was appropriated to the Park and Recreation Department FY23 capital outlay budget for the Blair Mill Parkway.

Table 2: **DRAFT** and **Unaudited** Net Position for Stormwater Fund

	Audited Beginning June 30, 2022*	Change	Ending June 30, 2023*
Unrestricted	\$1,292,799	(284,388)	\$1,008,411
Net investment in capital assets	\$734,896		\$734,896
Total DRAFT Net Position:	\$2,027,695		\$1,743,307

*The net investment in capital assets will be revised once the audit is finalized.

Table 3: Cash Balances in PNC and NCCMT as of 9/30/2023

Cash Account	Account Balance
PNC Accounts:	
<i>General Fund Cash*</i>	\$2,220,893.21
<i>PD State Forfeiture (Asset Forfeiture/Dept of Justice)</i>	\$38,946.11
<i>PD Federal Forfeiture (Asset Forfeiture/Dept of Treasury)</i>	\$100,009.02
<i>PD Evidence Custodian</i>	\$6,766.69
<i>Storm Water</i>	\$274,249.73
NCCMT Accounts:	
<i>ARPA Investment Account</i>	\$3,261,911.08
<i>General Fund Investment Account</i>	\$10,409,522.66
<i>Powell Bill Investment Account</i>	\$705,514.06
<i>Sewer Investment Account</i>	\$8,294.19
<i>Storm Water Investment Account</i>	\$773,913.21

*Cash flow here is an area to watch carefully until the Town starts receiving larger portions of the Ad Valorem later in the fiscal year.

Human Resources

No report.

General Government

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 26, 2023.

Old Monroe Road ROW Appraisals

- Staff has settled with NCDOT on the ROW costs.

2725 Old Monroe Road (John Deere) Property

- KWC has had some good interest in 2725 Stallings. As soon as concrete information is available, we will pass that along.

Surplus Sales

- \$11,044.85 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](#). November's post will be up soon.