November 23, 2026
Stallings Government Center
321 Stallings Road
Stallings, NC 28104
704-821-8557
www.stallingsnc.org

Town Council Agenda

	Time	Item	Presenter	Action Requested/ Next Step
	7:00 p.m.	**Invocation** **Pledge of Allegiance** **Call the Meeting to Order**	David Scholl, Mayor	NA
	7:05 p.m.	**Public Comment**	David Scholl, Mayor	NA
1.	**7:15 p.m.**	**Consent Agenda** **A. Employee Holiday Bonus** **B. Resolution for Deputy Finance Officer** **C. Police Temporary Overhire**	David Scholl, Mayor	
2.	**7:17 p.m.**	**Agenda Approval**	David Scholl, Mayor	Approve agenda as written
3.	**7:19 p.m.**	**Safety and usability of sidewalk for Millstone Estates *(Van de Riet)***	Jon Van de Riet, Council Member	Discussion and possible action
4.	**7:30 p.m.**	**State Capital Grant and CIP Overview**	Jessie Williams, Finance Officer	Discussion and possible action
5.	**7:45 p.m.**	**2027-2028 Budget Calendar and Annual Retreat Proposal**	Alex Sewell, Town Manager	Approve/Deny calendar and proposal
6.	**8:05 p.m.**	**Adjournment**	David Scholl, Mayor	Adjournment

MEMO

To: Stallings Town Council
Via: Alex Sewell, Town Manager
From: Jessie Williams, Finance Officer
Date: November 23, 2026
RE: **Holiday Bonus**

The FY 2026-2027 adopted budget includes funding for holiday bonuses in the amount of $200 for full-time employees and $100 for part-time.

Requested Action:
Approve issuance of holiday bonus payments

MEMO

To: Stallings Town Council
Via: Alex Sewell, Town Manager
From: Jessie Williams, Finance Officer
Date: November 23, 2026
RE: **Deputy Finance Officer**

A third Finance position was approved with the FY 2026 budget and was filled during December 2025, enabling the Town to improve internal controls/checks and balances over financial activities. One outstanding item from this addition is bringing the Deputy Finance Officer position within Finance. Prior to the third position, it was not possible for this role to be housed in Finance while maintaining adequate internal controls. Therefore, the Town Clerk/Assistant Manager currently serves in this role, approving and signing pre-audit certifications for purchases and contracts, as well as signing checks in the Finance Officer's absence.

Transitioning the Deputy Finance Officer role to the Finance Department will be much more beneficial to the Town. A resolution formally appointing Mary McCall as the Town's Deputy Finance Officer is included.

Requested Action:
Approve Resolution appointing Mary McCall as Deputy Finance Officer

RESOLUTION APPOINTING DEPUTY FINANCE OFFICER FOR THE TOWN OF STALLINGS, NORTH CAROLINA

WHEREAS, G.S. 159-25 describes the powers and duties of the finance officer, one of which requires all checks or drafts to be signed by the finance officer or a properly designated deputy finance officer per G.S 159-25(b); and

WHEREAS, it is also appropriate to designate a deputy finance officer for compliance with the Pre-Audit Requirement set forth in G.S. 159-28(a1);

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Town Council of the Town of Stallings that Mary McCall is hereby designated as Deputy Finance Officer for the Town of Stallings and shall be approved to sign checks and pre-audit certifications for purchases.

This is the 23rd day of November 2026.

_____
David Scholl
Mayor

ATTEST:

_____
Erinn Nichols, Town Clerk

Approved as to Form:

_____
Melanie D. Cox
Town Attorney

MEMO

To: Mayor and Council
Via: Alex Sewell, Town Manager
From: Dennis Franks, Chief of Police
Date: November 23, 2026
RE: temporary overhire position for police department

Purpose: This memo seeks approval for a temporary overhire position within the Stallings Police Department. This marks the second time in which the SPD has requested authorization for a temporary overhire position. In January 2025, the SPD submitted a similar request, which was subsequently approved by the Town Council. This action would address anticipated staff turnover, allowing the department to maintain consistent public safety coverage while minimizing overtime costs and mitigating operational disruptions.

Background: The Stallings Police Department has faced staffing shortages over the past several years, aggravated by factors such as movement to other departments, retirements, resignations, and the challenges of recruiting qualified candidates in an increasingly competitive job market. These staffing gaps have placed pressure on our officers, which can lead to increased overtime, burnout, and a reduced ability to effectively serve and protect the community. Since 2020, the Stallings Police Department has had 26 officers leave the department, for a variety of reasons. Over the last five years, on average, 4.6 officers have left the Department. According to the Bureau of Labor Statistics, in 2026, 25-34 years old, on average, only stay with an employer for 3 years, which has increased from 2.7 years in 2024. It should be noted that our turnover rates and vacancies are in line with surrounding agencies. Mint Hill PD currently has 9 vacancies and averages 3 officers leaving a year; Waxhaw has 4 vacancies and averages 2 officers leaving a year; Monroe PD has 3 vacancies and averages 3 officers leave per year; Matthews PD has 7 vacancies and averages 6 officers leaving per year; and Pineville PD has 3 openings and averages 12 officers leaving per year.

In order to maintain the highest level of public safety, we must have sufficient personnel to cover all shifts and assignments. With a temporary overhire position, we can proactively address known absences along with unforeseen staffing issues. This will allow us to continue to provide the high standard of service the community expects while reducing the reliance on overtime hours and the associated costs. Additionally, it should be noted that it takes up to ten months to get a police candidate certified and trained to be used as a solo patrol officer.

There are a number of benefits to creating a temporary overhire position. These benefits include operational stability, cost savings, employee well-being, and recruitment and retention.

- An overhire position provides a buffer against turnover, ensuring that all shifts remain covered and public safety is not compromised. This flexibility allows the department to respond quickly to vacancies, minimizing disruptions.
- While an overhire position may create short-term salary expenses, these are offset by long-term savings in reduced overtime costs. By preemptively addressing staffing gaps,

the department can allocate resources more efficiently and avoid costly stopgap measures.

- Proactively filling a position ensures manageable workloads for officers, reducing burnout and increasing job satisfaction. This contributes to maintaining a strong, prepared, and committed team.
- The ability to maintain adequate staffing levels will improve the department's appeal to candidates and increase the morale of current officers. The overhire position also streamlines transitions, given the ten-month training period required for new hires.

Funding: Currently, the SPD has approximately $24,000 in lapsed salaries from current vacancies along with anticipated funding from our overtime budget line. Additionally, new officers who have been hired to fill vacancies have entered at a lower rate than those who have left the department. It will cost anywhere between $50,000 (cadet) to $60,000 (lateral) in salary and benefits for the remainder of the fiscal year, to fund an overhire position. The Finance Department has advised that there is enough funding in our payroll budget to fund an overhire for the remainder of the fiscal year.

Conclusion: Approving a temporary overhire position is a fiscally responsible solution to address staffing fluctuations. This initiative ensures operational stability, minimizes disruptions, and provides long-term cost savings. Given historical trends, the position is expected to be absorbed through attrition within the next year, maintaining optimal staffing levels without permanently increasing staffing allocations.

Requested Action: I respectfully request the Town Council to approve the creation of a temporary overhire police officer position.

MEMO

To: Stallings Town Council
Via: Alex Sewell, Town Manager
From: Jessie Williams, Finance Officer
Date: November 23, 2026
RE: **State Directed Grant for Capital Improvements**

The State's *Current Operations Appropriations Act of 2026* for FY 2026–2027 provides a direct grant in the amount of $150,000 to the Town specifically for capital improvements. Prior to signing a grant agreement and receiving any funds, five documents are required to be submitted.

1. Substitute W-9
2. Vendor Electronic Payment Form
3. Conflict of Interest Policy
4. No Overdue Tax Debts Statement
5. Scope of Work outlining what will be accomplished with the grant funds

Items 1-4 were submitted on November 12, 2026. Town Council must decide upon a use for the funds before the Scope of Work can be submitted, after which a grant agreement must be signed before any funds will be disbursed to the Town. The funds will be disbursed in quarterly installments of 25% each with the first disbursement being an upfront installment. The remaining quarterly installments will be disbursed once the previously disbursed funds have been expended and approved through the reporting process.

Currently there is no deadline to submit the Scope of Work, but any unexpended funds will revert back to the State on June 30, 2029.

The grant funds may be used for capital improvement project expenses that were paid during or after the fiscal year that began on July 1, 2026. They cannot be used for general operating expenses or debt service payments. The grant funds may be used for a single capital improvement project or multiple projects. Either way, only one Scope of Work needs to be submitted outlining the single or multiple uses. The Town is not limited to projects with a total cost not to exceed $150,000 but must contribute any funds exceeding this amount necessary to complete the project.

The Town's most recent Capital Improvement Plan has been attached for discussion.

Five-Year Proposed Capital Improvement Plan ("CIP")
FY27 to FY31

General Fund	Dept	Funding Source	Type	FY26-27 Adopted	FY27-28	FY28-29	FY29-30	FY30-31	Total	Comments	Council Priority
Rolling Stock/Fleet											
Vehicle Replacement Plan Program	PD	Local Tax Dollars	Operational	277,000	285,310	223,130	236,520	250,710	1,272,670	On-going vehicle replacement program schedule, which is 8 years or 100K miles for patrol vehicles and 10 years for admin vehicles. Includes replacement of 3 vehicles, along with one new vehicle, and upfit with projected 6% increase in vehicle cost and upfit costs.	
SUV	PRK	Local Tax Dollars	Enhancement		40,000				40,000	An SUV will provide the parks department with a reliable and versatile vehicle for transporting staff, equipment, and supplies across various park locations, enhancing operational capabilities and increasing off-site programs. Currently, the department has an open bed pickup that is not ideal for transporting certain things. (Est cost based on current Sourcewell contract prices)	
Replacement Code Enforcement vehicle	Planning	Local Tax Dollars	Operational		42,500				42,500	Originally requested during FY26 budget process (Est cost)	
Replacement Enclosed Trailor	PRK	Local Tax Dollars	Operational	15,000					15,000	An enclosed trailer will provide secure, weather-protected transport for event equipment and maintenance tools. This reduces equipment damage, improves organization, and increases efficiency during programs and special events. The investment supports smoother operations and cost savings over time.	
Golf Cart Replacment	PRK	Local Tax Dollars	Operational			20,000			20,000	Replacing the golf cart ensures safe and efficient transportation for staff within large park facilities. A reliable cart improves response times and reduces maintenance disruptions. This investment supports daily operations and responsible equipment management.	
Total Rolling Stock/Fleet				**292,000**	**367,810**	**243,130**	**236,520**	**250,710**	**1,390,170**		
Equipment											
Government Center A/V replacement/upgrade	Admin	Local Tax Dollars	Operational	100,000						Currently, there is no sound in the Government Center lobby. Therefore, when meeting attendance exceeds Chamber capacity, those in the lobby can see the documents being shown on the tv, but are not able to hear anything. Also, there have been multiple issues with the recordings for YouTube. Due to the proprietary nature of the equipment and the original company having been bought out, the Town has been unsuccessful in attempting to resolve these issues and replacing the equipment seems to be the only option now.	
Evidence RFID system	PD	Local Tax Dollars	Enhancement		30,000				30,000	Evidence management and tracking system that interfaces with state crime lab (Potential state mandate, date TBD) Est cost	

Five-Year Proposed Capital Improvement Plan ("CIP")
FY27 to FY31

General Fund	Dept	Funding Source	Type	FY26-27 Adopted	FY27-28	FY28-29	FY29-30	FY30-31	Total	Comments	Council Priority
Camera Upgrades	PRK	Local Tax Dollars	Enhancement	10,000					10,000	Privette Park Camera Addition. Leaving this Item on Here due to Camera's needed for Future Parks. Upgrading park security cameras will enhance public safety by improving visibility, monitoring, and response capabilities across park facilities. Improved surveillance helps deter vandalism and misuse while providing valuable documentation when incidents occur. This investment protects Town assets and promotes a safe, welcoming environment for residents. **(REMINDER - Licensing Fees to VERKADA in FY35 & FY36**	
Shelter A (mural building) Sound Equipment Addition	PRK	Local Tax Dollars	Operational	10,000					10,000	Adding sound equipment to Shelter A will enhance programming, events, and community gatherings. Improved audio capabilities allow for inclusive communication during public events and rentals. This investment increases the usability and value of an existing facility.	
Tennis/Pickleball Court Stallings LOGO Wind Screen	PRK	Local Tax Dollars	Enhancement		20,000				20,000	Installing logo wind screens improves play conditions by reducing wind interference and enhancing court aesthetics. The screens also reinforce Town identity and pride within a high-visibility recreation area. This investment supports both functionality and community branding.	Yes - Town Identity
Total Equipment				**120,000**	**50,000**	**-**	**-**	**-**	**70,000**		
Software Systems											
Infrastructure Improvements											
Mens and Womens locker room remodel/upgrade	PD	Local Tax Dollars	Enhancement	28,000					28,000	Attempting to maximize space by creating more work area in the sergeants' office. Currently, four Sgts share one desk/computer/file cabinet. This will give supervisors their own workspace in one larger office space (Cost based on quote rec'd in FY25)	
Splash Pad chemical building	PRK	Local Tax Dollars	Operational	500,000						Necessary for compliance. Until this is underway, the Splash Pad upgrade cannot proceed. Approximately $80K is expected to carry forward from prior year unspent funds.	
Stallings Municipal Park - Replace Storage Sheds with one Cohesive Unit	PRK	Fund Balance Appropriation	Enhancement		75,000				75,000	Replacing multiple aging sheds with a single, cohesive storage unit will improve organization, security, and efficiency for park operations. Consolidated storage reduces clutter, improves aesthetics, and streamlines maintenance workflows. This investment supports responsible asset management and long-term operational savings.	
Stallings Municipal Park - Family Restrooms	PRK	Fund Balance Appropriation	Enhancement		150,000				150,000	Family restrooms provide a safe, accessible, and inclusive option for park visitors, enhancing the park's usability for families with children, elderly individuals, etc. (Est cost)	

Five-Year Proposed Capital Improvement Plan ("CIP")
FY27 to FY31

General Fund	Dept	Funding Source	Type	FY26-27 Adopted	FY27-28	FY28-29	FY29-30	FY30-31	Total	Comments	Council Priority
Stallings Municipal Park - Playground Phase 3/4 2-5 year old playground (closest to Splash Pad w/fence)	PRK	Fund Balance Appropriation	Operational		350,000				350,000	Completing Phase 3 of the playground will expand recreational opportunities for children, promote physical activity, and address growing community demand for high-quality play spaces. (Est cost)	
Stallings Municipal Park - Playground Phase 4/4 5-12 year old playground (btwn Shelter D and parking lot, w/o fence)	PRK	Fund Balance Appropriation	Operational			350,000			350,000	Completing Phase 4 of the playground will expand recreational opportunities for children, promote physical activity, and address growing community demand for high-quality play spaces. (Est cost) ***POSSIBLY COMBINING PLAYGROUNDS/REIMAGINE AREA2**	
Blair Mill Park - Maintenance Shed	PRK	Fund Balance Appropriation	Operational		25,000				25,000	Constructing a maintenance shed will provide secure storage for equipment and supplies, improving park upkeep and operational efficiency. (Cost based on quote rec'd Dec 2024)	
Blair Mill Park - Phased Plan Implementation	PRK	Fund Balance Appropriation	Enhancement		500,000				500,000	Implementing the phased plan will prioritize key upgrades to Blair Mill Park, allowing for strategic improvements that enhance visitor experiences and meet long-term goals. Est cost to repair/add parking lot and amenities including, playgrounds, restrooms, water features, shelters/picnic space, etc.	
Sweet Birch Park - Phased Plan Implementation	PRK	Fund Balance Appropriation	Operational			500,000			500,000	Executing the phased plan for Sweet Birch Park will enable a systematic approach to park enhancements, addressing priorities while managing resources effectively. (Est cost to add amenities)	
Community Center & Public Works/Maintenance Expansion	PRK		Enhancement								
Total Infrastructure Improvements				**528,000**	**1,100,000**	**850,000**	**-**	**-**	**1,978,000**		
Streetscape and Signage:											
Town Hall Sign	Admin	Local Tax Dollars	Enhancement	65,000					65,000	Cost includes sign, upgrading and lights based on FY25 quote (requested during FY26 budget process and has already been pushed into the future by staff for budgetary reasons)	
Gateway Signage @ Atrium Roundabout	Admin	Unknown	Enhancement		500,000				500,000	new updated estimate per design/build	
Town Center Streetscape	HWY	Local Tax Dollars	Enhancement	150,000					150,000	Cost covers engineering and design	Yes - Town Center creation and increasing project opportunities that are not
Park Directional and Regulation Signage	PRK	Local Tax Dollars	Enhancement	20,000		20,000	-	20,000	60,000	New directional signage will improve navigation within Town parks, making facilities more accessible and user-friendly for residents and visitors. Clear signage enhances the overall park experience, reduces confusion, and encourages greater use of park amenities. This investment supports inclusivity and improves the usability of public spaces.	Yes
Town Logo on Union County Water Tower on 74	Admin	Local Tax Dollars	Enhancement		25,000				25,000		
Total Streetscape & Signage				**235,000**	**525,000**	**20,000**	**-**	**20,000**	**800,000**		

Five-Year Proposed Capital Improvement Plan ("CIP")
FY27 to FY31

General Fund	Dept	Funding Source	Type	FY26-27 Adopted	FY27-28	FY28-29	FY29-30	FY30-31	Total	Comments	Council Priority
Street & Sidewalk Maintenance:											
Street Resurfacing - Town funded above Powell Bill	HWY	Local Tax Dollars	Operational	800,000	800,000	800,000	800,000	800,000	4,000,000		
Street Resurfacing - Powell Bill	HWY	State	Operational	557,665	513,000	526,000	539,000	553,000	2,688,665	Powell Bill funds are state mandated to be spent on eligible expenditures and any interest earned on those funds is spent following those same guidelines *(reduction in expenditures will have no impact to bottom line budget)*	
Sidewalk Repair and Resurfacing - Powell Bill	HWY	State	Operational	50,000	50,000	50,000	50,000	50,000	250,000		
Sidewalk/greenway CRTPO eligible projects	HWY	Local Tax Dollars	Enhancement	387,000							
Town share for NCDOT Old Monroe Rd widening project	HWY	Local Tax Dollars	Operational		20,000					Council meeting 10/27/25 - approved up to $20K for costshare w/NCDOT for Old Monroe Rd widening project ($15K for lightpoles & $5K for sidewalks)	
Total Streets & Sidewalks				**1,794,665**	**1,383,000**	**1,376,000**	**1,389,000**	**1,403,000**	**6,938,665**		
Other:											
Town infrastructure needs assessment	Admin	Local Tax Dollars	Operational	40,000						Town has exceeded current infrastructure capacity due to growth. PW services are increasing resulting in additional large equipment needs, but insufficient equipment storage space and maneuverability have now become issues. Storage closet on TH 2nd floor has already been converted into an office and vacant houses are currently being used for storage due to a lack of storage space in other buildings.	
PCI Evaluation of all roadways	HWY	Local Tax Dollars	Operational	75,000				80,000	155,000	Current Town policy requires this to be done every 3 years and is necessary at least every 5 years to ensure accurate data; last done in FY21, Council removed from FY26 budget	Yes - per Town policy
New Comprehensive Land Use Plan	Planning	Fund Balance Appropriation	Enhancement		200,000				200,000		
New Unified Development Ordinance (UDO)	Planning	Fund Balance Appropriation	Enhancement			200,000			200,000		
Lot Conversion/Outdoor Entertainment Area	PRK	Local Tax Dollars	Enhancement	60,000							
Stallings Municipal Park - Dry Creek Bed	PRK	Local Tax Dollars	Operational	25,000					25,000	Constructing a dry creek bed will improve stormwater management by directing runoff away from high-use areas and reducing erosion. This natural solution enhances environmental sustainability while protecting park infrastructure. The project also improves safety and the overall appearance of the park landscape	Yes - increasing project opportunities that are not impacted by sewer capacity
Blair Mill Park - New Site Plan (For Grant Elibility)	PRK	Local Tax Dollars	Enhancement		30,000				30,000	Developing a new site plan is essential to position Blair Mill Park for state and federal grant opportunities. A comprehensive plan provides a clear vision for phased improvements while demonstrating readiness for external funding. This investment helps leverage taxpayer dollars through grant matching and long-term planning. (All NC cities and counties are invited to apply for PARTF grants, but one of the criteria for selecting grant recipients is quality of planning) **(Community Center Location Possibly)**	Yes - increasing project opportunities that are not impacted by sewer capacity

Five-Year Proposed Capital Improvement Plan ("CIP")
FY27 to FY31

General Fund	Dept	Funding Source	Type	FY26-27 Adopted	FY27-28	FY28-29	FY29-30	FY30-31	Total	Comments	Council Priority
Sweet Birch Park - New Site Plan	PRK	Fund Balance Appropriation	Operational		40,000				40,000	Developing a site plan for Sweet Birch Park will set the foundation for thoughtful growth and the addition of new amenities, ensuring the park meets evolving community needs. (Est cost)	Yes - increasing project opportunities that are not impacted by sewer capacity
Central Spine Engineering (Stallings Road from Blair Mill Park to Old Monroe Road)	PRK	Fund Balance Appropriation	Enhancement		320,185				320,185	Engineering this segment of the greenway will connect key park locations, promote safe pedestrian and cyclist access, and support the town's goal of increased walkability and outdoor recreation. (Est cost)	Yes - Town Center creation and increasing project opportunities that are not impacted by sewer capacity
Demolition 325 Stallings Road (Asbestos removal, etc.)	PW	Local Tax Dollars	Enhancement		43,000				43,000	Currently being used for storage, which is a cost savings by not having to pay for offsite storage and the additional time that employees would spend having to go offsite to maintain/dispose of records. However, there are code violations that will need to be addressed, if not demoed. (Est demo cost to include inflation, quote was $37K approx three years ago; Cost to correct code violations is currently unknown)	Yes - Town Center creation
Demolition 329 Stallings Road	PW	Local Tax Dollars	Enhancement		43,000				43,000		
Total Other				**200,000**	**676,185**	**200,000**	**-**	**80,000**	**1,056,185**		
Routine and/or Contract Items:											
Police In-Car Computer Replacement Program	PD	Local Tax Dollars	Operational	13,000	13,000	13,000	13,000	13,000	65,000	On-going in-car computer replacement program schedule for in-service vehicles due to 4-year life span	
Police In-Car Camera Replacement Program	PD	Local Tax Dollars	Operational	38,300	38,300	38,300	38,300	38,300	191,500	On-going in car camera replacement program schedule. Current contract ends in FY25, costs based on new 5-year contract that needs to be executed in April 2025 resulting in $22K savings over 5 years	
Body Worn Camera ("BWC") Replacement Program	PD	Local Tax Dollars	Operational	17,610	17,610	17,610	17,610		70,440	Current contract ends in FY25, costs based on new 5-year contract that needs to be executed in April 2025 resulting in $13K savings over 5 years	
C.R.I.M.E Program	PD	Local Tax Dollars	Operational	16,326	16,326	16,326	16,326		65,304	Crime reduction camera system throughout town w/license and installation	
Taser Replacement Program	PD	Local Tax Dollars	Operational	23,200	23,200				46,400	Contract Ends after FY 27-28 and no expected contract extension	
Total Routine and/or Contract Items				**108,436**	**108,436**	**85,236**	**85,236**	**51,300**	**438,644**		
TOTAL				**$ 3,278,101**	**$ 4,210,431**	**$ 2,774,366**	**$ 1,710,756**	**$ 1,805,010**	**$ 12,671,664**		

Five-Year Proposed Capital Improvement Plan ("CIP")
FY27 to FY31

General Fund	Dept	Funding Source	Type	FY26-27 Adopted	FY27-28	FY28-29	FY29-30	FY30-31	Total	Comments	Council Priority

General Fund Operational CIP	$ 2,558,101	$ 2,234,246	$ 2,554,366	$ 1,710,756	$ 1,785,010	$ 10,182,479
General Fund Enhanced CIP	$ 720,000	$ 1,976,185	$ 220,000	$ -	$ 20,000	$ 2,489,185
Total GF CIP	$ 3,278,101	$ 4,210,431	$ 2,774,366	$ 1,710,756	$ 1,805,010	$ 12,671,664

Routine and/or contract items	108,436	108,436	85,236	85,236	51,300	438,644
Police vehicle replacement program	277,000	285,310	223,130	236,520	250,710	1,272,670
Other Rolling Stock/Fleet	15,000	82,500	20,000	-	-	117,500
Streets & Sidewalks	1,794,665	1,383,000	1,376,000	1,389,000	1,403,000	6,938,665
	2,195,101	1,859,246	1,704,366	1,710,756	1,705,010	8,767,479
Equipment	120,000	50,000	-	-	-	70,000
Infrastructure Improvements	528,000	1,100,000	850,000	-	-	1,978,000
Streetscape & Signage	235,000	525,000	20,000	-	20,000	800,000
Other	200,000	676,185	200,000	-	80,000	1,056,185
	1,083,000	2,351,185	1,070,000	-	100,000	3,904,185
Total	3,278,101	4,210,431	2,774,366	1,710,756	1,805,010	12,671,664

Administration	205,000	525,000	-	-	-	590,000
Planning	-	242,500	200,000	-	-	442,500
Police*	413,436	423,746	308,366	321,756	302,010	1,769,314
Parks & Rec	640,000	1,550,185	890,000	-	20,000	2,540,185
Transportation	2,019,665	1,383,000	1,376,000	1,389,000	1,483,000	7,243,665
Public Works	-	86,000	-	-	-	86,000
	3,278,101	4,210,431	2,774,366	1,710,756	1,805,010	12,671,664

Federal	-	-	-	-	-	-
Fees	-	-	-	-	-	-
Financing	-	-	-	-	-	-
Fund Balance Appropriation	-	1,660,185	1,050,000	-	-	2,710,185
Local Tax Dollars	2,670,436	1,487,246	1,148,366	1,121,756	1,202,010	6,522,814
Multiple Sources	-	-	-	-	-	-
Public/Private Partnership	-	-	-	-	-	-
State	607,665	563,000	576,000	589,000	603,000	2,938,665
Unknown	-	500,000	-	-	-	500,000
	3,278,101	4,210,431	2,774,366	1,710,756	1,805,010	12,671,664

All costs are based on current contracts, quotes, estimates, etc. and are not factoring in inflation or any other cost increases.
Current economical factors, including tariffs, may increase costs further. However, those impacts are currently unknown and therefore, not included.

MEMO

To: Mayor and Town Council
From: Alex Sewell, Town Manager
Date: 11/19/26
RE: **FY 2027-28 Priority & Budget Decision Making Process; 2027 Council Annual Retreat**

Background

Attached for Council's consideration are the proposed FY 2027–28 Priority and Budget Decision-Making Process and a proposal from Dr. Julie Hill to facilitate the Annual Council Retreat.

The proposed process is designed to allow Council to establish its priorities early in the budget cycle, providing staff with direction for developing a proposed budget that reflects Council's priorities, the Town's financial resources, and operational needs.

The process begins with Capital Improvement Plan (CIP) education in December or January, followed by the Annual Council Retreat in January. Staff would then develop the budget based on Council's priorities, with financial forecasts, capital needs, and budget scenarios presented for Council's consideration in April. Additional budget work sessions are scheduled as needed before adoption in June.

Annual Council Retreat

Staff recommends engaging Dr. Julie Hill to facilitate the Annual Council Retreat, tentatively scheduled for January 30, 2027, with January 23 offered as an alternative.

Dr. Hill's proposal includes individual interviews with the Mayor, Council members, and Town Manager; review of existing priorities; development of a customized retreat agenda; facilitation of the retreat; and a written follow-up report documenting priorities, areas of consensus, and next steps.

The retreat would focus on reviewing progress on existing priorities, identifying emerging priorities, and establishing direction for the upcoming budget year. The proposal also includes discussion of how the Town's developing strategic communication plan aligns with Council priorities.

Financial Impact

Dr. Hill has proposed a fixed fee ranging from $3,850 to $4,250, depending on the length of the retreat. Finance has confirmed that funding for this expense is available in the Town's budget.

Council Action Requested

Staff recommends that Council:

1. Approve the proposed FY 2027–28 Priority and Budget Decision-Making Process.
2. Provide direction on the date for CIP education, with December 14, 2026 (regular meeting), January 4, 2027 (special meeting), and January 11, 2027 (regular meeting) offered as options.
3. Select a date for the Annual Council Retreat, with January 30, 2027 proposed and January 23, 2027 as an alternative.
4. Approve engaging Dr. Julie Hill for retreat planning, facilitation, and follow-up services, at a cost not to exceed $4,250.

Attachments:

1. FY 2027–28 Priority & Budget Decision-Making Process
2. Stallings Town Council Annual Retreat Proposal – Dr. Julie Hill

FY 27-28 Priority & Budget Decision-Making Process

November – Approve the Process

November 23, 2026	Council approves process

December/January – Facilitator Preparation and Annual Retreat

December 14, 2026 *(regular meeting)* OR January 4, 2027 *(special meeting)* OR January 11, 2027 *(regular meeting)*	CIP Education • Jessie Williams, Finance Officer
December 15, 2026 – January 15, 2027	Facilitator (Dr. Julie Hill) will speak with the Mayor and Councilmembers individually to determine individual priorities for the FY28 budget and prepare a report for discussion at the January 30, 2027 Annual Retreat
January 30, 2027 9:00 AM – 2:00 PM *Alternative date: Jan. 23, 2027*	Annual retreat to review prior year priorities and update/establish priorities that will be used to prepare the budget • Facilitator – Dr. Julie Hill

February/March – Internal Budget Development

February 10, 2027	Staff meeting where Manager presents draft FY28 Council priorities to discuss implementation strategies and budget development
February 24, 2027	Departmental budget requests, including CIP and personnel, are due to Finance
March 3, 2027	Finance to meet with departments to discuss initial budget requests
March 10, 2027	Manager, Assistant Manager, Finance Officer and Finance staff meet with departments to discuss initial budget requests

April – Work Session and Draft Budget Submission

April 5, 2027 5:30 PM	Budget Retreat • Five-year forecast • Present CIP and other "big ticket" items • Present scenarios for the FY28 Budget
April 12, 2027 5:30 PM	Budget work session, if needed, (regular Council meeting night)
April 30, 2027	Draft budget submitted to Council

May – Additional Work Sessions, if needed

May 3, 2027 5:30 PM	Budget work session, if needed (special Council meeting night)
May 10, 2027 5:30 PM	Budget work session, if needed (regular Council meeting night)
May 17, 2027 5:30 PM	Budget work session, if needed (special Council meeting night)
May 24, 2027 5:30 PM	Budget work session, if needed (regular Council meeting night)

June – Adopt the Budget

June 14, 2027	Budget Public Hearing and Adoption

Stallings Town Council Annual Retreat
Date and time TBD

Planning, Facilitation and Follow-Up
Julie Hill, PhD
Proposed Fixed Fee (depending on length of retreat): $3850-4250

The proposed fee includes:

- Individual pre-retreat interviews with the Mayor, Town Council members, and Town Manager
- Review of existing Council goals, priorities, and relevant materials
- Consult with Curt Walton to get background and perspective
- Development of a customized retreat agenda and supporting facilitation materials
- Facilitation of Council retreat focused on reviewing progress, reaffirming established goals, identifying emerging priorities, and considering potential adjustments
- Discussion of the draft strategic communication plan and its alignment with Council priorities
- Preparation of a written follow-up report summarizing key discussions, reaffirmed or revised goals, areas of consensus, and next steps

The fee includes one round of revisions to the follow-up report. Substantial additional services would be negotiated separately.