

**MINUTES OF TOWN COUNCIL MEETING
OF THE
TOWN OF STALLINGS, NORTH CAROLINA**

The Town Council of the Town of Stallings met for its regular meeting on May 12, 2025, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore David Scholl; Council Members Steven Ayers, Taylor-Rae Drake, and Graham Hall.

Those absent were: Council Members Brad Richardson and Laurie Wojtowicz.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Katie King, Sr. Planning Technician; Kevin Parker, Engineering Director; Eunice Donnelly, Parks and Recreation Director; Nick Coffey, Parks and Recreation Senior Maintenance Technician; Jessie Williams, Finance Officer; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and Council Member XXX delivered the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

No one was present who wanted to give public comment.

1. Consent Agenda

A. Minutes from the following meetings:

- (1) 04-14-2025 – special
- (2) 04-14-2025

B. Police Department Wrecker Service Agreement

Council Member Ayers made the motion to approve the Consent Agenda as presented. The motion was approved unanimously by the Council after a second from Council Member Hall.

2. Reports

A. Report from Mayor

Mayor Dunn had no report.

B. Report from Council Members/Town Committees
Council Members Hall, Drake, and Ayers had no reports.

Council Member Scholl reported he was at the NCLM conference the previous week.

C. Report from Town Manager/Town Departments
Town Manager Sewell reported on the following:

- Council received the April 2025 Budget Line Item Transfer List. The April 2025 Budget Line Item Transfer List is attached to these minutes and therefore incorporated herein.

3. Agenda Approval

Council Member Ayers made the motion to approve the Agenda as presented. The motion was seconded by Council Member Hall and passed unanimously.

4. TX25.04.01

A. Outdoor Storage Text Amendment

Sr. Planning Technician Katie King explained the text amendment being presented updated multiple articles in the Stallings Development Ordinance related to outdoor storage regulations. Property owners and businesses frequently requested the ability to include outdoor storage on their sites. The proposed text amendment supported those requests and aligned with the Town's goal of enhancing the Union West Business Park. This amendment also aimed to attract additional businesses, support existing businesses, and foster a more sustainable tax base that benefits both residents and businesses throughout Stallings. Planning Board recommended approval at their April 15, 2025, meeting.

Mayor Dunn opened the public hearing. Council discussed the proposed text amendment. Council wanted to clear up the language to be clear that it was a \$500/day fine should the tenant not come into compliance in the 30 day warning period. No one was present to speak on text amendment. Mayor Dunn closed the public hearing.

The motion was made by Council Member Scholl to approve TX25.04.01 adding the language to clarify that it was a \$500/day fine should the tenant not come into compliance in the 30 day warning period . Council Member Ayers seconded the motion to which Council approved unanimously.

B. Statement of Consistency and Reasonableness

Mayor Dunn read the *Statement of Consistency and Reasonableness for TX25.04.01* in the record. Council Member Scholl made the motion to approve the *Statement of Consistency and Reasonableness for TX25.04.01* to which Council Member Ayers seconded. The motion received Council's unanimous approval. The *Statement of Consistency and Reasonableness for TX25.04.01* is attached to these minutes and therefore incorporate herein.

5. 2725 Old Monroe Road Lease Process/Timeline

Town Attorney Cox reminded the Council that it had authorized the Economic Development Committee (EDC) to work with Keller Williams Commercial (KWC), the Town's Broker; Staff; and Armored Cow Brewery (potential tenant) to finalize lease terms for the Town owned property at 2725 Old Monroe Road. The EDC had finalized and approved the lease terms. Pursuant to NCGS 160A-272, Staff requested the Council instruct Staff to begin the process and procedures outlined in NCGS 160A-272 to finalize a lease with the potential tenant.

Council discussed the lease and its terms. Council Member Ayers made the motion to have Staff begin the process and procedures outlined in NCGS 160A-272 to finalize a lease at 2725 Old Monroe Road with the potential tenant. The motion was seconded by Council Member Scholl to which Council approved unanimously.

6. Charter Amendment Resolution

Town Attorney Cox reminded the Council that it had requested the Staff begin the process of amending the Charter in order to change one Council Seat Term for one election cycle in order to have a more balanced number of seats on the ballot at any given election. The first step in the process to amend the Charter to accomplish that goal was to adopt the *Resolution of Intent to Consider an Ordinance Amending the Charter of the Town of Stallings to Change One Council Seat Term for One Election Cycle*.

Council Member Scholl made the motion to adopt the *Resolution of Intent to Consider an Ordinance Amending the Charter of the Town of Stallings to Change One Council Seat Term for One Election Cycle* to which Council Member Hall seconded. The motion was passed unanimously by Council. The *Resolution of Intent to Consider an Ordinance Amending the Charter of the Town of Stallings to*

Change One Council Seat Term for One Election Cycle is attached to these minutes and therefore incorporated herein.

7. NC House Bill 765

Town Manager Alex Sewell explained many municipalities opposed including Indian Trail and that the bill has been changed to prevent it from meeting the crossover timeline (going to the Senate).

Council discussed the House Bill 765.

8. FY26 Budget

Continuation of 05-12-2025 Special Meeting

Council did not discuss this item.

9. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Hall and the motion received unanimous support. The meeting was adjourned at 7:33 p.m.

Approved on June 9, 2025.

s/Wyatt Dunn

Wyatt Dunn, Mayor

s/Erinn Nichols

Erinn E. Nichols, Town Clerk

Approved as to form:

s/Cox Law Firm, PLLC

Cox Law Firm, PLLC