

**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 June 8, 2026, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor David Scholl; Mayor Pro Tempore Brad Richardson; Council Members Steven Ayers, Mike Couzens, Graham Hall, and Laurie Wojtowicz.

Those absent were: Council Member Jon Van de Riet.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Kevin Parker, Engineering Director; Jessie Williams, Finance Officer; Eunice Donnelly, Parks and Recreation Director; Karen Reid, Human Resources Director; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor David Scholl welcomed everyone to the meeting and Council Member Ayers delivered the invocation. Mayor Scholl then led the Pledge of Allegiance and called the meeting to order.

Public Comments

Kelly Rusk, spoke about the Whetstone Hotel and its inactivity. He requested Staff set a reasonable deadline for the project as the community wanted to know what would happen with the project. He felt a deadline was a common sense approach. Mr. Rusk said he was leaning on the Council to make the right choice and wanted to know if they were going to continue with the project.

1. Consent Agenda

A. Minutes from the following meetings:

- (1) 05-04-2026 – special
- (2) 05-11-2026 – special
- (3) 05-11-2026
- (4) 05-11-2026 – closed
- (5) 05-26-2026
- (6) 05-26-2026 – closed

Council Member Richardson made the motion to approve the Consent Agenda. The motion passed by a unanimous vote after a second from Council Member Couzens.

2. Reports

A. Report from Mayor

Mayor Scholl reported that at the last WUMA meeting he met some of the other members he had not met. He also lobbied in Raleigh with Centralina Regional Council and had good conversations with state representatives.

B. Report from Council Members/Town Committees

Council Members Wojtowicz and Richardson had no reports.

Council Member Couzens shared that he attended a UNC School of Government Economic Development class in Hickory and thanked the Council for allowing the Council to take advantage of continuing education.

Council Member Hall had no report.

Council Member Ayers thanked the Police Staff for the extended training and also the Staff for all the research on items requested by Council.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported the following:

- Budget Line Items Transfer List – The *May 2026 Budget Line Item Transfer List* is attached to these minutes and therefore incorporated here.

3. Agenda Approval

Town Attorney Cox requested Council add Agenda Item 6.A. as Closed Session pursuant to NCGS 143-318.11(a)(3). Council Member Hall made the motion to approve the Agenda with the changes above. The motion was seconded by Council Member Richardson and passed unanimously.

4. 2026-2027 Budget

A. Public Hearing

Mayor Scholl opened the public hearing. Town Manager Sewell thanked the Council and Staff for their work on the 2026-2027 Budget. He then presented the Council with the main points of the proposed budget. This presentation is attached to these minutes and therefore incorporated herein. Police Chief Franks also addressed the staffing level of police and the staffing analysis. Chief Frank's memo on the staff analysis is attached to these minutes and therefore incorporated herein.

No public was present who wished to speak on the 2026-2027 Budget. Mayor Scholl closed the public hearing. Council discussed the proposed budget.

B. 2026-2027 Budget Adoption

- 2026-2027 Operating Ordinance
- 2026-2027 Capital Ordinance
- 2026-2027 Fee Schedule

Council discussed the proposed budget. Council Member Richardson made the motion to adopt the 2026-2027 Operating Ordinance, 2026-2027 Capital Ordinance and the 2026-2027 Fee Schedule. Council Member Wojtowicz seconded the motion. The motion passed by a 4 to 1 vote with Council Member Hall opposing. The *2026-2027 Operating Ordinance*, *2026-2027 Capital Ordinance*, and the *2026-2027 Fee Schedule* are attached to these minutes and therefore incorporated herein.

5. Sidewalk Projects with Indian Trail

Engineering Director Kevin Parker explained Council directed Staff to coordinate with the Town of Indian Trail regarding potential partnership opportunities for sidewalk projects located along shared municipal boundaries specifically collaborations on projects where municipal jurisdiction was shared between the two communities. Staff had been coordinating with Indian Trail to evaluate potential partnership opportunities and funding strategies for advancing pedestrian improvements along shared corridors. The proposed partnership included two pedestrian improvement projects with constructions of an 8-foot-wide sidewalk connection:

1. Chestnut Lane Sidewalk Improvements – extending from Matthews-Weddington Road to Potter Road. The proposed project would primarily consist of filling existing sidewalk gaps and constructing a boardwalk crossing over the West Fork of Twelve Mile Creek. (\$775,000 - Stallings share of the project.)
2. Matthews-Indian Trail Road Sidewalk Improvements – extending from Chestnut Parkway to Atrium Health Union West. (\$500,000 - Stallings share of the project.)

Mr. Parker's presentation highlighting the funding options and complete projects specifics is attached to these minutes and therefore incorporated herein.

After Council discussion, consensus to continue discussion about the projects with Indian Trail including looking at options for partial sections due to current population and projected projects, prioritizing the Chestnut project over the Matthews-Indian Trail project.

6. Local Government Revitalization Project

2725 Old Monroe Road

Council Member Couzens explained Development Finance Initiative (DFI) at the University of North Carolina School of Government (UNC SOG) had a program called the Local Government

Revitalization Project where graduate students voted on submissions from municipalities to study old/historic buildings for commercial re-use. The buildings accepted after voting were then studied (market research, feasibility analysis, etc.) at no cost to the Town. Council Member Couzens requested the Council allow for the submittal of the Town's building at 2725 Old Monroe Road for consideration by the graduate students.

Council Member Ayers to have Staff submit 2725 Old Monroe Road for consideration by the Local Government Revitalization Project. The motion was passed unanimously by Council after a second by Council Member Richardson.

6.A. Closed Session pursuant to NCGS 143-318.11(a)(3)

Council Member Richardson made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) to which Council Member Couzens seconded. The motion was passed unanimously by Council.

Council recessed into closed session at 8:45 p.m. and reconvened into open session at 9:07 p.m.

7. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member Wojtowicz, and the motion received unanimous support. The meeting was adjourned at 9:07 p.m.

Approved on August 10, 2026.

s/David Scholl

David Scholl, Mayor

Approved as to form:

s/Cox Law Firm, PLLC

Cox Law Firm, PLLC

s/Erinn Nichols

Erinn E. Nichols, Town Clerk