



December 8, 2025
 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	Wyatt Dunn, Mayor	NA
	7:05 p.m.	Public Comment	Wyatt Dunn, Mayor	NA
1.	7:15 p.m.	Consent Agenda A. Minutes from the following meetings: (1) 10-27-2025 – closed (2) 11-24-2025 – special (3) 11-24-2025 – closed (4) 11-24-2025 B. Audit Contract Extension	Wyatt Dunn, Mayor	Approve Consent Agenda
2.	7:17 p.m.	Reports A. Report from Mayor B. Report from Council Members/Town Committees C. Report from Town Manager/Town Departments <i>2026 Parks Event Schedule</i>	Council and Staff	NA
3.	7:30 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve agenda as written
4.	7:32 p.m.	Oaths of Office A. Mayor <i>David Scholl</i> B. Re-elected Council Members <i>Graham Hall</i> <i>Brad Richardson</i> C. New Council Members <i>Mike Couzens</i> <i>Jon Van de Riet</i> <i>*New Members to take their seats at the Council Dias.</i>	Staff and various guest	Administer Oaths of Office

5.	7:45 p.m.	Recognition of Outgoing Mayor Wyatt Dunn and Council Member Taylor-Ray Drake	David Scholl, Mayor	Recognition
6.	7:55 p.m.	Organizational Meeting Items A. Appointment of Mayor Pro Tempore B. Appointment of Charlotte Regional Transportation Planning Organization (CRTPO) alternate delegate. <i>(The Mayor is the automatic delegate.)</i> C. Appointment of Centralina Regional Council (CRC) delegate and alternate D. Appointment of Council Members for the following committees: <i>Each committee needs two (2) Council Members except for those with an *. All terms are for two (2) years.</i> (1) Planning Board/Board of Adjustment* (2) Community Committee (3) Transportation Advisory Committee (4) Stormwater and Infrastructure Committee (5) Historical Committee (6) Union County Public Schools* (7) QUAD Alliance* (8) WUMA* E. Rules of Procedure re-adoption F. Approval of 2026 Meeting Schedule G. Approval of 2026 Holiday Schedule H. Annual Retreat – January 24, 2026	David Scholl, Mayor	Appointments
7.	8:10 p.m.	Splash Pad Potential Contract Award	Eunice Donnelly, Parks & Rec. Dir.	Award contract
8.	8:20 p.m.	Adjournment	David Scholl, Mayor	Motion to adjourn

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

The Town Council of the Town of Stallings met for a special meeting on Monday, November 24, 2025, at 6:45 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, Graham Hall, and Brad Richardson.

Those absent were: Council Members Taylor-Rae Drake and Laurie Wojtowicz.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Planning Director Max Hsiang; and Planning Attorney Mac McCarley.

1. Call the meeting to order

Mayor Wyatt Dunn called the meeting to order.

2. Closed Session Pursuant to NCGS 143-318.11(a)(3)

Council Member Scholl made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) inviting Planning Director Max Hsiang and Council Member Elects Mike Couzens and Jon Van de Riet into the session. Council Member Richardson seconded the motion to which Council approved unanimously.

Council recessed into closed session at 6:45 p.m. and reconvened back into open session at 7:03 p.m.

3. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 7:04 p.m.

Approved _____, 2025.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

**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 November 24, 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, Graham Hall, and Brad Richardson.

Those absent were: Council Members Taylor-Rae Drake and Laurie Wojtowicz.

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; and Mac McCarley, Planning Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and then delivered the invocation.

Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

No was present to give public comment.

Consent Agenda

A. Minutes from the following meetings:

(1) 10-27-2025

B. 2026 Budget Schedule

C. Employee Holiday Bonus

D. Municipal Bridge Inspection Agreement with NCDOT

Mayor Dunn requested moving Consent Agenda Item 1.C., *Employee Holiday Bonus*, to the regular Agenda as Item 3.A. Council Member Ayers then made the motion to approve the Consent Agenda with the change above. The motion was seconded by Council Member Richardson and then passed unanimously by Council.

1. Reports

A. Report from Mayor

Mayor Dunn reported on a town in California had banned pickle ball due to noise at any public park.

B. Report from Council Members/Town Committees

Council Member Hall had no report.

Council Member Ayers reported that he was not able to attend the WUMA meeting last month. He also thanked the Police Department for inviting the Council to training.

Council Member Scholl reported that he represented Stallings at the Centralina Regional Council meeting and attended the Union Chamber's legislative luncheon and the Union County Council on Aging Breakfast. He also thanked the Police Department for inviting the Council to training.

Council Member Richardson had no report.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- Budget Line Items Transfer List – The October 2025 *Budget Line Item Transfer List* is attached to these minutes and therefore incorporated herein.
- The Parks and Recreation Event Calendar would be reviewed at the next meeting.
- Chief Franks explained that Stallings Police Department worked with North Carolina Alcohol Law Enforcement the nuisance abatement case at 708 Pine Cliff was closed on November 7. The house was already listed for sale.

2. Agenda Approval

Town Manager Sewell requested removing Agenda Item 5, *Splash Pad Potential Contract Award*, until the next meeting due to staff illness and adding Agenda Item 4.A., *IT Infrastructure Improvements*. Council Member Richardson requested adding Consent Agenda Item 1.C., *Employee Holiday Bonus*, as Agenda Item 3.A.

Council Member Richardson made the motion to approve the Agenda with the changes above. The motion was seconded by Council Member Scholl and passed unanimously.

3.A. Employee Holiday Bonus *Original Agenda Item 1.C.*

Mayor Dunn requested the Council consider increasing the Employee Holiday Bonus to \$200 for full-time employees and \$100 for part-time employees. Town Manager Sewell noted that increase would be a total cost of \$3100.

Council Member Richardson made the motion to approve an increase in the Employee Holiday Bonus as outlined above by Mayor Dunn. The second was made by Council Member Scholl. Council approved the motion unanimously.

3. Annexation 59 – Chestnut Lane: Resolution to Investigate

Assistant Town Manager Nichols presented Council with a resolution directing the Clerk to investigate an annexation petition the Town received on Chestnut Lane.

Council Member Ayers made the motion to adopt the Resolution to Investigate for Annexation 59 – Chestnut Lane. The motion was passed unanimously by Council after a second from Council Member Scholl. The *Resolution to Investigate for Annexation 59 – Chestnut Lane* is attached to these minutes and therefore incorporated herein.

4.A. IT Infrastructure Improvements

Engineering Director Parker explained this was a request to proceed with critical improvements to the Town's IT infrastructure, a full reorganization of the Town Hall server room, and the corresponding Amended Budget Ordinance for those items. The improvements were necessary due to additional staffing in several departments as well as insufficient port/data capacity and ongoing operational issues caused by disorganized wiring. The project would cost approximately \$13,200 (including contingency) using Contigo for the work. The project would be paid for with fund balance.

Council Member Hall made the motion to proceed with the IT Infrastructure work by Contigo for \$13,200 and approve the Amended Budget Ordinance 7 to move the funds for the project. Council Member Ayers seconded the motion to which Council approved unanimously. *Amended Budget Ordinance 7* is attached to these minutes and therefore incorporated herein.

5. Splash Pad Potential Contract Award

This item was removed from the Agenda during Agenda Approval.

6. New Council Member Transition Plan

Town Manager Sewell explained the 2026 Town Council Transition Support Plan for the new Council Members. Mr. Sewell went over the plan and schedule for the plan. The 2026 Town Council Transition Support Plan for the New Council Members is attached to these minutes and therefore incorporated herein.

Council held consensus to approve the plan.

7. Usage of Town Logo (Ayers)

Council Member Ayers was concerned that some candidates on election day used the Town's logo, and he was concerned there was no protection for the Town. Council held consensus to have staff look into the protection of logo/seal usage.

Council Member Hall questioned the definition of event and gathering for meeting at the Town's parks. Staff would look into the gathering policy and procedures for gatherings at the Town's parks and report back to Council.

8. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 7:48 p.m.

Approved on _____, 2025.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



MEMO

To: Mayor Dunn and Stallings Town Council
Via: Alex Sewell, Town Manager
From: Jessie Williams, Finance Officer
Date: December 3, 2025
RE: **Amendment to Contract for FY 2025 Audit to Modify Date**

Background:

Audits for the fiscal year ended June 30, 2025 are due to the Local Government Commission (LGC) by December 31, 2025, six (6) months after the fiscal year ended. However, the federal government shutdown caused a delay in the release of the final Office of Management and Budget (OMB) Compliance Supplement for 2025, which was not released until November 25, 2025. Therefore, the LGC is considering any audits subject to the Single Audit requirements timely if submitted within six (6) months plus 43 days from the fiscal year end, by February 12, 2026.

Units taking advantage of the later date are required to submit a contract amendment to the LGC on or before January 1, 2026.

This contract amendment modifies the date only. There is no change in the audit fee.

Requested Action:

Staff requests approval of the amendment to the audit contract with DMJPS, PLLC for the FY2025 audit.

Whereas	Primary Government Unit Town of Stallings
and	Discretely Presented Component Unit (DPCU) (if applicable) NA
and	Auditor DMJPS PLLC

entered into a contract in which the Auditor agreed to audit the accounts of the Primary Government Unit and DPCU (if applicable)

for	Fiscal Year Ending 06/30/25	and originally to be submitted to the LGC on	Date 12/31/25
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hereby agree that it is now necessary that the contract be modified as follows.

<input checked="" type="checkbox"/> Modification to date submitted to LGC	Original date 12/31/25	Modified date 02/12/26
<input type="checkbox"/> Modification to fee	Original fee	Modified fee

Primary Other
(choose 1)(choose 0-2)

Reason(s) for Contract Amendment

- | | | |
|----------------------------------|--------------------------|--|
| <input type="radio"/> | <input type="checkbox"/> | Change in scope |
| <input type="radio"/> | <input type="checkbox"/> | Issue with unit staff/turnover/workload |
| <input type="radio"/> | <input type="checkbox"/> | Issue with auditor staff/turnover/workload |
| <input type="radio"/> | <input type="checkbox"/> | Third-party financial statements not prepared by agreed-upon date |
| <input type="radio"/> | <input type="checkbox"/> | Unit did not have bank reconciliations complete for the audit period |
| <input type="radio"/> | <input type="checkbox"/> | Unit did not have reconciliations between subsidiary ledgers and general ledger complete |
| <input type="radio"/> | <input type="checkbox"/> | Unit did not post previous years adjusting journal entries resulting in incorrect beginning balances in the general ledger |
| <input type="radio"/> | <input type="checkbox"/> | Unit did not have information required for audit complete by the agreed-upon time |
| <input type="radio"/> | <input type="checkbox"/> | Delay in component unit reports |
| <input type="radio"/> | <input type="checkbox"/> | Software - implementation issue |
| <input type="radio"/> | <input type="checkbox"/> | Software - system failure |
| <input type="radio"/> | <input type="checkbox"/> | Software - ransomware/cyberattack |
| <input type="radio"/> | <input type="checkbox"/> | Natural or other disaster |
| <input checked="" type="radio"/> | <input type="checkbox"/> | Other (please explain) |

Plan to Prevent Future Late Submissions

If the amendment is submitted to modify the date the audit will be submitted to the LGC, please indicate the steps the unit and auditor will take to prevent late filing of audits in subsequent years. Audits are due six months after fiscal year end (ten months after fiscal year end for housing authorities). Indicate NA if this is an amendment due to a change in cost only.

Other – Late Release of 2025 Compliance Supplement

Additional Information

Please provide any additional explanation or details regarding the contract modification.

Note: the original contract was under Potter & Company, P.A. which joined with DMJPS PLLC effective July 1, 2025.

By their signatures on the following pages, the Auditor, the Primary Government Unit, and the DPCU (if applicable), agree to these modified terms.

SIGNATURE PAGE

AUDIT FIRM

Audit Firm* DMJPS PLLC	
Authorized Firm Representative* (typed or printed) Emily H. Mills, CPA	Signature* <i>Emily H. Mills, CPA</i>
Date* 11/25/25	Email Address emily.mills@dmjps.com

GOVERNMENTAL UNIT

Governmental Unit* Town of Stallings	
Date Primary Government Unit Governing Board Approved Amended Audit Contract* (If required by governing board policy)	12/08/25
Mayor/Chairperson* (typed or printed)	Signature*
Date	Email Address

Chair of Audit Committee (typed or printed, or "NA") NA	Signature
Date	Email Address NA

GOVERNMENTAL UNIT – PRE-AUDIT CERTIFICATE
ONLY REQUIRED IF FEES ARE MODIFIED IN THE AMENDED CONTRACT
(Pre-audit certificate not required for hospitals)

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

Primary Governmental Unit Finance Officer* Jessica Williams	Signature* <i>Jessica Williams</i>
Date of Pre-Audit Certificate* 04/15/25	Email Address* jwilliams@stallingsnc.org

SIGNATURE PAGE – DPCU
(complete only if applicable)

DISCRETELY PRESENTED COMPONENT UNIT

DPCU NA	
Date DPCU Governing Board Approved Amended Audit Contract (If required by governing board policy)	
DPCU Chairperson (typed or printed) NA	Signature
Date	Email Address NA

Chair of Audit Committee (typed or printed, or "NA") NA	Signature
Date	Email Address NA

DPCU – PRE-AUDIT CERTIFICATE

ONLY REQUIRED IF FEES ARE MODIFIED IN THE AMENDED CONTRACT

(Pre-audit certificate not required for hospitals)

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

DPCU Finance Officer (typed or printed) NA	Signature
Date of Pre-Audit Certificate	Email Address NA

Town of Stallings Meeting Dates 2026

All meetings are held in the Stallings Government Center, 321 Stallings Road.

JANUARY

8	Thursday	Economic Development	2:00 p.m.
12	Monday	Community Committee	5:30 p.m.
12	Monday	Town Council	7:00 p.m.
20	Tuesday	Planning Board	6:00 p.m.
26	Monday	Town Council	7:00 p.m.
27	Tuesday	Historical Committee	2:00 p.m.

FEBRUARY

9	Monday	Community Committee	5:30 p.m.
9	Monday	Town Council	7:00 p.m.
17	Tuesday	Planning Board	6:00 p.m.
23	Monday	Town Council	7:00 p.m.

MARCH

9	Monday	Community Committee	5:30 p.m.
9	Monday	Town Council	7:00 p.m.
17	Tuesday	Planning Board	6:00 p.m.
23	Monday	Stormwater & Infrastructure	6:00 p.m.
23	Monday	Town Council	7:00 p.m.

APRIL

2	Thursday	Economic Development	2:00 p.m.
13	Monday	Community Committee	5:30 p.m.
13	Monday	Town Council	7:00 p.m.
21	Tuesday	Planning Board	6:00 p.m.
27	Monday	Town Council	7:00 p.m.
28	Tuesday	Historical Committee	2:00 p.m.

MAY

11	Monday	Community Committee	5:30 p.m.
11	Monday	Town Council	7:00 p.m.
19	Tuesday	Planning Board	6:00 p.m.
26*	Tuesday	Town Council	7:00 p.m.

**Due to Memorial Day Holiday*

JUNE

8	Monday	Community Committee	5:30 p.m.
8	Monday	Town Council	7:00 p.m.
16	Tuesday	Planning Board	6:00 p.m.
22	Monday	Stormwater & Infrastructure	6:00 p.m.
22	Monday	Town Council	7:00 p.m.

Town of Stallings Meeting Dates 2026

All meetings are held in the Stallings Government Center, 321 Stallings Road.

JULY

9	Thursday	Economic Development	2:00 p.m.
13	Monday	Community Committee	5:30 p.m.
13	Monday	Town Council	7:00 p.m.
21	Tuesday	Planning Board	6:00 p.m.
28	Tuesday	Historical Committee	2:00 p.m.

AUGUST

10	Monday	Community Committee	5:30 p.m.
10	Monday	Town Council	7:00 p.m.
18	Tuesday	Planning Board	6:00 p.m.

SEPTEMBER

14	Monday	Community Committee	5:30 p.m.
14	Monday	Town Council	7:00 p.m.
15	Tuesday	Planning Board	6:00 p.m.
28	Monday	Stormwater & Infrastructure	6:00 p.m.
28	Monday	Town Council	7:00 p.m.

OCTOBER

8	Thursday	Economic Development	2:00 p.m.
13*	Tuesday	Community Committee	5:30 p.m.
13*	Tuesday	Town Council	7:00 p.m.
20	Tuesday	Planning Board	6:00 p.m.
26	Monday	Town Council	7:00 p.m.
27	Tuesday	Historical Committee	2:00 p.m.

**Due to Columbus Day Holiday*

NOVEMBER

9	Monday	Community Committee	5:30 p.m.
9	Monday	Town Council	7:00 p.m.
17	Tuesday	Planning Board	6:00 p.m.
23	Monday	Town Council	7:00 p.m.

DECEMBER

14	Monday	Community Committee	5:30 p.m.
14	Monday	Stormwater & Infrastructure	6:00 p.m.
14	Monday	Town Council	7:00 p.m.
15	Tuesday	Planning Board	6:00 p.m.



Holiday Schedule 2026

2026 Holiday(s)	Date(s)	Day(s) of the Week
New Year's Day	January 1	Thursday
MLK, Jr. Birthday	January 19	Monday
Good Friday	April 3	Friday
Memorial Day	May 25	Monday
Independence Day	July 3	Friday
Labor Day	September 7	Monday
Columbus Day	October 12	Monday
Veteran's Day	November 11	Wednesday
Thanksgiving	November 26 & 27	Thursday & Friday
Christmas	December 24, 25, & 28	Thursday, Friday, and Monday



MEMO

To: Mayor and Council
Via: Alex Sewell, Town Manager
From: Eunice Donnelly, Parks and Recreation Director
Date: 11.18.2025
RE: **Stallings Municipal Park Splash Pad Re-Design**

Background/Issue:

In the FY26 budget, Town Council approved \$110,000 for the Stallings Municipal Park Splash Pad Redesign Project. This funding was designated to update the existing splash pad to address safety concerns and update the chlorination system to remain in compliance with county requirements. These improvements are essential to ensuring the continued safe use of this highly visited amenity.

The project was advertised on the Town's website beginning Friday, September 26th. Despite extending the bid period twice to encourage broader participation, the bid window officially closed on November 14th, 2025, with only one bid received.

We believe the limited response is largely due to the complex nature of the splash pad's existing design. The company that submitted the bid is the original designer and therefore has internal knowledge of the system's layout, infrastructure, and operational needs. Because of this familiarity, we feel they are well-suited to complete the redesign efficiently and accurately. As the proposed contract exceeds \$30,000, Town Council approval is required before the project can move forward.

Proposal/Solution:

The submitted bid includes the installation of a new chemical cabinet to house the chlorination system. While this cabinet appears to comply with current State Code requirements, Union County Environmental Health will ultimately determine whether it may be used for safely containing the chemical pumps. If the County does not approve the cabinet as proposed, staff will need to explore alternative options to ensure full compliance.

The bid also includes three different design options to address the removal of the existing decorative spheres at the splash pad—features that have increasingly become a safety concern due to children climbing, jumping, and standing on them. To eliminate these hazards, all three redesign options replace the spheres with flush, ground-level or low-profile features that create a safer and more modernized space while reducing long-term maintenance needs.

Bid Options Submitted:

- **Flush Jets Option Fountain Installation – \$37,940.00**
- **MH Shower Option Fountain Installation – \$49,790.00**
- **Alternating Jet/Shower Option Fountain Installation – \$43,865.00**

- **Chemical Cabinet and System Renovations – \$11,370.00**

Staff recommend moving forward with the **Flush Jets Option**, the lowest-cost alternative at **\$37,940**, paired with the **Chemical Cabinet & System Renovations** at **\$11,370**.

Total Recommended Cost: \$49,310.00

Given their original involvement in designing the splash pad and their internal knowledge of the system, Fountain People—the only company to submit a bid—remains the most appropriate contractor for this project. Staff recommends awarding the contract to Fountain People with the condition that the project cannot exceed the **\$110,000** allocated in the FY26 budget.

Requested Actions:

1. Staff request that Town Council approve awarding the Splash Pad Renovation Project to Fountain People and authorize staff to proceed with the Flush Jets Option and Chemical Cabinet & System Renovations, not to exceed the \$110,000 allocated in the FY26 budget.

