

**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 26, 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, and Jon Van de Riet.

Those absent were: Council Members Graham Hall and Laurie Wojtowicz.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Brig Sheehy, GIS Planning Technician; Kevin Parker, Engineering Director; Karen Reid, Human Resources Director; and Eunice Donnelly, Parks and Recreation Director.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

Karen Knudtsen, 3424 Shadow Lake Lane, shared concerns about Kinetic Construction in Willowbrook. They had struck many utilities, damaged driveways, broke water mains, had little to no communications, and disrupted trash and mail. She would like resolution from them.

Kelly Rusk, 1028 St. John's Ave., thanked the Council for their service stating he was present to speaking against the hotel/motel proposal on Whetstone. He felt the community was in limbo as it had not heard from the developer. He requested the Council adopt a text amendment to prohibit future hotels and motels near communities. Knowing it would not protect from the current project, it would protect other areas in the future and put pressure on the developer.

Monica Bacon, 7036 Sapwood Court, lived in Parkview townhomes since 2009, and was in a battle with a neighbor about parking her car in front of her home. The neighbor stated that the street was a private street, but Ms. Bacon stated the street was public. She felt it was a racial targeted issue and that she was being profiled. She feared that her child's car would be towed and would like some guidance.

1. Consent Agenda

- A. Amended Budget Ordinance 13 – Additional TIA Funds
- B. Police Off-Duty Employment Hourly Rate

Council Member Couzens requested removing Consent Agenda Item 1.B. to the regular Agenda Item 4.B. Council Member Couzens made a motion to approve the Consent Agenda with the above noted change. The motion was seconded by Council Member Van de Riet and passed unanimously. The *Amended Budget Ordinance 13 – Additional TIA Funds* is attached to these minutes and therefore incorporated herein.

2. Agenda Approval

Council Member Van de Riet made the motion to approve the Agenda with the changes above. The motion was seconded by Council Member Ayers and passed unanimously.

3. TX26.01.02

A. Streetscape and Fee in Lieu Addendum

B. Statement of Consistency and Reasonableness

GIS Planning Technician Brig Sheehy reminded the Council this amendment was previously heard at its April 27, 2026, meeting. She explained it was text amendment to incorporate updates to the Staff and Board recommended design standards within the Stallings Streetscape Plan. The revisions clarified the existing standards by reducing the number of design options and variations, helping to create a more cohesive and consistent streetscape character throughout the Town Center. Per Council's directions, Staff had completed additional research regarding NCDOT regulations related to street trees, reached out to NCDOT for clarification, and worked with Destination by Design to prepare an updated cost estimate for the proposed streetscape improvements. Ms. Sheehy presented the examples of streetscape options to the Council. Staff's presentation for this item is attached to these minutes and therefore incorporated herein. Planning Board and Staff recommended approval of the item.

Council discussed the text amendment. Council Member Ayers made the motion to approve TX26.01.02 and the Statement of Consistency and Reasonableness for TX26.01.02. The motion was seconded by Council Member Richardson, passing unanimously by Council. The *Statement of Consistency and Reasonableness for TX26.01.02* is attached to these minutes and therefore incorporated herein.

4. Historical Committee Historical Marker

Historical Committee Chair Debbie Wagenhauser explained the Stallings Church Historical Marker would be located at Stallings Methodist Church noting that Church members were very excited about

the marker. The text on the marker would read: *Stallings Methodist Church was founded about 1911 meeting in Matthew Stallings' general store building. The first pastor was Rev. J.W. Self. The church built in 1912 was destroyed by lightning in 1919.. A new church was immediately built and remains today. On 08/11/2010, Union County adopted an Ordinance designating this sanctuary as a Historic Landmark Property.*

Council Member Richardson made the motion to approve the text and location of the Stallings Church Historical Marker. The Council passed the motion unanimously after a second from Council Member Van de Riet

4.B. Police Off-Duty Employment Hourly Rate

Police Chief Franks explained this item was an increase of the off duty employment hourly rate from \$35 to \$43 per hour in order to stay competitive with other area departments. Chief Franks memo regarding this item is attached to these minutes and therefore incorporated herein.

After a motion to approved from Council Member Van de Riet and a second from Council Member Couzens, the items was passed unanimously by Council.

5. Closed Session Pursuant to NCGS 143-318.11(a)(6)

Council Member Richardson made the motion to go into closed session pursuant to NCGS 143-318.11(a)(6) and invite Human Resources Director Karen Reid into the session. The motion was seconded by Council Member Van de Riet and passed unanimously by Council.

Council went into closed session at 7:44 p.m. and reconvened into open session at 8:29 p.m.

6. Adjournment

Council Member Couzens moved to adjourn the meeting, seconded by Council Member Van de Riet, and the motion received unanimous support. The meeting was adjourned at 8:29 p.m.

Approved on June 8, 2026.

s/David Scholl
David Scholl, Mayor

s/Erinn Nichols
Erinn E. Nichols, Town Clerk

Approved as to form:

s/Cox Law Firm, PLLC
Cox Law Firm, PLLC