



**June 8, 2026**  
 Stallings Government Center  
 321 Stallings Road  
 Stallings, NC 28104  
 704-821-8557  
[www.stallingsnc.org](http://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. 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	David Scholl, 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	Council and Staff	NA
3.	7:25 p.m.	Agenda Approval	David Scholl, Mayor	Approve agenda as written
4.	7:27 p.m.	2026-2027 Budget A. Public Hearing B. 2026-2027 Budget Adoption <ul style="list-style-type: none"> <li>• 2026-2027 Operating Ordinance</li> <li>• 2026-2027 Capital Ordinance</li> <li>• 2026-2027 Fee Schedule</li> </ul>	Alex Sewell, Town Manager	Adopt budget
5.	7:45 p.m.	Sidewalk Projects with Indian Trail	Kevin Parker, Engineering Director	Information and Possible Action
6.	8:00 p.m.	Local Government Revitalization Project <i>2725 Old Monroe Road</i>	Mike Couzens, Council Member	Information and Possible Action
7.	8:10 p.m.	Adjournment	David Scholl, Mayor	Adjournment

**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, May 4, 2026, at 5:30 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

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

Those absent were: Mayor David Scholl; Council Members Jon Van de Riet and Laurie Wojtowicz.

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

1. Call the meeting to order

Mayor Pro Tem Richardson called the meeting to order.

2. 2026-2027 Budget Discussions

Town Manager Sewell gave an overview of current proposed budget and reminded the Council of the budget decision making process. Mr. Sewell noted the following:

- The Council had received the recommended budget from the Manager.
- General Fund was balanced at approximately \$14 million.
- The current tax rate balanced the FY27 budget but did not place the Town on a sustainable long-term path.
- Core costs were:
  - Personnel – 45.3%
  - Police – 32.9%
  - Solid Waste Collection – 10.8%
  - Street Maintenance – 10%

Staff discussed with Council the effects of different tax rates. Staff recommended an increase in the tax rate from 18.9 cents to 20.9 cents in order to not decrease current services. That increase would result in an average impact of approximately \$7.44/month.

Finance Officer Jessie Williams then reviewed details with the Council regarding the General Fund. That presentation is attached to these minutes and therefore incorporated herein.

Council held a discussion on using fund balance in the next several budget years to cover any gap or implement a tax increase.

3. Adjournment

Council Member Hall moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 7:11 p.m.

Approved on \_\_\_\_\_, 2026.

\_\_\_\_\_  
David Scholl, Mayor

\_\_\_\_\_  
Erinn E. Nichols, Town Clerk

Approved as to form:

\_\_\_\_\_  
Cox Law Firm, PLLC

DRAFT

**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, May 11, 2026, at 5:30 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 Mike Couzens, Jon Van de Riet, and Laurie Wojtowicz.

Those absent were: Council Members Steven Ayers and Graham Hall.

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

1. Call the meeting to order

Mayor Scholl called the meeting to order.

2. 2026-2027 Budget Discussions

Town Manager Sewell reported there was an areawide internet outage that evening. He then gave a recap of last budget meeting in regards to the next fiscal year budget:

- Current tax rate would balance the budget for FY27 but would not sustain for future fiscal years.
- The recommended budget had a 2 cents tax increase.

Finance Officer Jessie Williams reviewed a presentation with the Council. That presentation is attached to these minutes and therefore incorporated herein.

Engineering Director Kevin Parker reviewed the fluctuation in the road resurfacing budget over the last few years.

Council held discussion on a possible 2 cents tax increase.

*Council held consensus that the previously planned budget meeting on Monday, May 18, 2026 was not necessary and did not need to be called.*

3. 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 6:39 p.m.

Approved on \_\_\_\_\_, 2026.

\_\_\_\_\_  
David Scholl, Mayor

\_\_\_\_\_  
Erinn E. Nichols, Town Clerk

Approved as to form:

\_\_\_\_\_  
Cox Law Firm, PLLC

DRAFT

**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 11, 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 Mike Couzens, Graham Hall, Jon Van de Riet, and Laurie Wojtowicz.

Those absent were: Council Member Steven Ayers.

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; 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 Van de Riet delivered the invocation. Mayor Scholl then led the Pledge of Allegiance and called the meeting to order.

Special Presentation

*Eagle Scout Candidate Sam Smith, Troop 174  
Project: Blair Mill Bridge*

Eagle Scout Candidate Sam Smith from Troop 174 presented Council visuals of his approved foot bridge construction at Blair Mill Park. He indicated that the project should take approximately two days and would begin on May 30.

Public Comments

Kelly Rusk, 1028 St. John's Ave., urged the Council to apply the most strict security measures possible if it could not disallow the hotel/motel construction on Whetstone as he was concerned about child/adult human trafficking. Mr. Rusk thanked the Council for their time and leadership.

1. Consent Agenda

- A. Minutes from the following meetings:
  - (1) 03-09-2026
  - (2) 03-23-3026 – special
  - (3) 03-23-3026

- (4) 03-30-2026 – special
- (5) 04-13-2026 – special
- (6) 04-13-2026
- (7) 04-13-2026 – closed
- (8) 04-27-2026

Council Member Richardson made the motion to approve the Consent Agenda as presented. The motion was passed unanimously by Council after a second from Council Member Wojtowicz.

## 2. Reports

### A. Report from Mayor

Mayor Scholl reported that he attended City Vision and it was a great opportunity to learn and network. He recommended all member of Council attend next year.

### B. Report from Council Members/Town Committees

Council Member Wojtowicz reported that the Historical Committee was exploring putting a historical marker at Stallings Methodist Church. She also commended the Parks and Recreation Department for its recent community events.

Council Members Richardson and Van de Riet had no reports.

Council Member Couzens reported the following:

- He would like to include introductions of each Council member and Staff at the beginning of each Council Meeting.
- He would also be sending out biweekly Town updates to the HOA contacts in his district.
- He visited the street parallel to Whetstone to see the existing flooding.
- He met with YMCA of Charlotte representative who was trying to grow the program Youth in Government. Mr. Sewell would be bringing that to Council at its quarterly priorities discussion.

Council Member Hall had no report.

### C. Report from Town Manager/Town Departments

Town Manager Sewell reported the following:

- Budget Line Items Transfer List – The *April 2026 Budget Line Item Transfer List* is attached to these minutes and therefore incorporated here.
- Parks and Recreation Director Eunice Donnelly reported on the middle school madness event and the elementary school STEAM event that the parks hosted over the last few weeks.

## 3. Agenda Approval

Mayor Scholl requested adding the NCGS 143-318.11(a)(3) to the closed session in Agenda Item 9.

Council Member Wojtowicz made the motion to approve the Agenda with the addition above. The motion was seconded by Council Member Hall and passed unanimously.

4. CZ25.04.01

A. 3732 Pleasant Plains Town Center (2)

Mayor opened the public hearing. Planning Director Hsiang explained this was rezoning request to rezone approximately 6.017 acres located at 3732 Pleasant Plains Road from Town Center (TC) to Conditional Zoning – Town Center (CZ-TC) to allow up to 60 attached townhome units. The public hearing was held on March 23, 2026, at which time Town Council deferred the request to allow further discussion regarding the potential inclusion of a commercial component on the site. Since the public hearing, no changes have been made to the site plan or proposed conditions. The applicant continued discussions with members of Town Council and indicated a willingness to consider modifications based on future Council direction.

The Planning Board recommended approval of the request as did Staff. Staff Report on CZ25.04.01 is attached to these minutes and therefore incorporated herein.

Josh Jolly, Developer, presented the Council with the project information. Steve Singleton, representative of the developer, also spoke to Council about the project. This presentation is attached to these minutes and therefore incorporated herein.

No one was present to speak on the item. Mayor Scholl closed the public hearing. Council discussed the item.

Council Member Richardson made the motion to approve CZ25.04.01 and the Statement of Consistency and Reasonableness as it was consistent with walkable activity center destination. The motion was seconded by Council Member Van de Riet. The motion failed with Council Members Richardson and Van de Riet voting in favor of the motion and Council Members Couzens, Hall and Wojtowicz voting against the motion.

B. Statement of Consistency and Reasonableness

Council Member Hall made the motion to deny the Statement of Consistency and Reasonableness for CZ25.04.01 stating the project was inconsistent and unreasonable with Comprehensive Land Use Plan to which Council Member Couzens seconded. The motion passed by a 3 to 2 vote with Council Members Richardson and Van de Riet opposing.

5. Sewer Area Prioritization for Charlotte Water Consideration

Engineering Director Kevin Parker updated the Council on the Town's ongoing sanitary sewer efforts and requested the Council direction on prioritizing four geographic areas for further evaluation by Charlotte Water which would determine the feasibility of potential service partnerships and inform future infrastructure. Staff's memo outlining the regions is attached to these minutes and therefore incorporated herein.

Council held consensus to rank the regions as (see attached memo):

- Magenta – 2
- Blue – 1
- Green – 3
- Purple – 4

6. Greenway Bench Program (Couzens)

Council Member Couzens explained he would like to a bench program where people could place a bench on the greenway in honor/memory of someone. Staff would research the idea and bring back options to Council.

7. Indian Trail Community Center (Couzens and Ayers)

Council Member Couzens explained that Indian Trail was in discussions about constructing a community center near Carolina courts. Town Manager Sewell further explained that conceptual plans for the center were located near Indian Trail's Town Hall and Park and was approximately 85,000 sq. ft. (\$45M) with multiple gyms and auditorium, etc. The Council needed to discuss whether Stallings wanted to provide funding for the project in order to make it a regional center.

Consensus to continue discussions and request a formal proposal from Indian Trail including branding, feasibility of auditorium, and meeting spaces information.

8. Joint Indian Trail/Stallings Day at a Charlotte Knights game (Scholl)

Mayor Scholl explained that the Indian Trail was having a day at the Charlotte Knights game and had inquired if Stallings wanted to join in. It would only require the Town to share a few social media posts regarding the event in June.

Council held consensus to move forward with the joint Indian Trail/Stallings Day at a Charlotte Knights Game.

9. Closed Session Pursuant to North Carolina General Statute 143-318(11)(a)(3) and (6)  
Council Member Hall made the motion to go into closed session pursuant to North Carolina General Statute 143-318(11)(a)(3) and (6) which was seconded by Council Member Van de Riet. The motion passed unanimously by Council.

*Council recessed into closed session at 8:54 p.m. and reconvened in open session at 9:11 p.m.*

10. Adjournment

Council Member Couzens moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 9:12 p.m.

Approved on \_\_\_\_\_, 2026.

\_\_\_\_\_  
David Scholl, Mayor

\_\_\_\_\_  
Erinn E. Nichols, Town Clerk

Approved as to form:

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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 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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
David Scholl, Mayor

\_\_\_\_\_  
Erinn E. Nichols, Town Clerk

Approved as to form:

\_\_\_\_\_  
Cox Law Firm, PLLC



# FY27 Proposed Budget

June 8, 2026

# Budget Process & Council Role



- Council priorities were set prior to budgeting for actual costs
- Council's approved priorities included:
  - ▣ Developing a sustainable financial strategy for FY27 and beyond
  - ▣ Maximizing economic development opportunities
  - ▣ Enhancing the Town's identity
  - ▣ Continuing to pursue wastewater solutions
  - ▣ Maintaining a culture of respect and collaboration

# Budget Process & Council Role

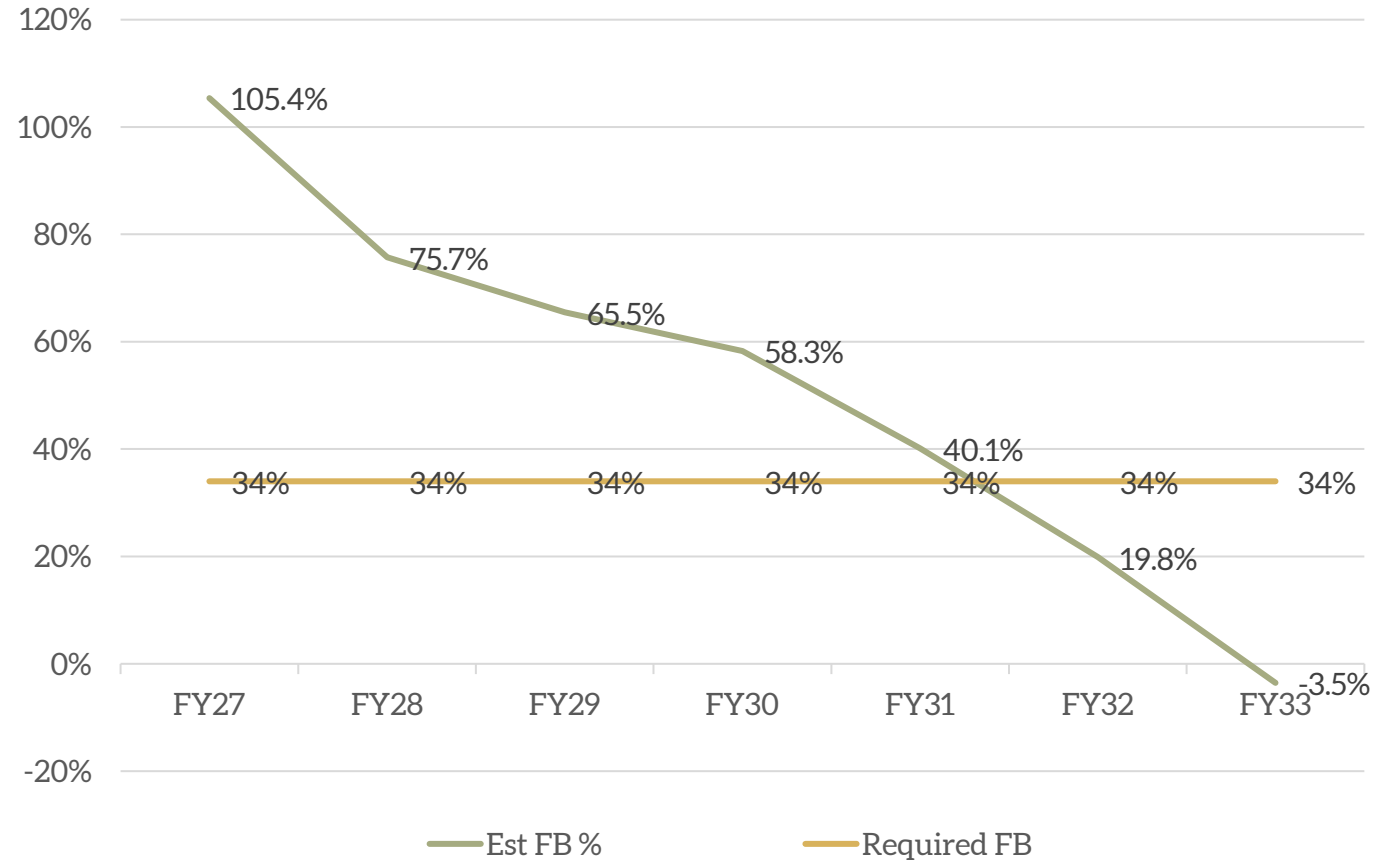


- During the process, Council Members expressed openness to evaluating multiple options presented.
- Staff used feedback from multiple meetings to develop a proposed budget that supports a strong and sustainable future.
- Ultimately, final policy decisions remain with Town Council.



# Overview of Financial Condition

- FY27 Proposed Budget focuses on long-term sustainability rather than a single-year balanced budget
- Maintaining present service levels and the current tax rate is not sustainable long-term under the current forecast



Above chart is based on forecasting using current tax rate of 18.9¢ and includes only routine capital replacements in FY30 and beyond.  
Minimum fund balance per policy is 34%.  
Future revals have not been factored into these numbers.

# How Did we Reach the Current Financial Position?



- Cost increases
  - ▣ Inflation
  - ▣ Contractual Consumer Price Index (CPI) adjustments
  - ▣ Competitive labor markets
- Investments in service levels and infrastructure
  - ▣ Street maintenance
  - ▣ Parks & greenways
  - ▣ Public safety
    - FY27 budget implements Phase 2 of 3 for increased Police staffing to keep up with growth

# How Did we Reach the Current Financial Position?



- American Rescue Plan Act (ARPA) funding
  - ▣ Town received \$5.145 million
  - ▣ All funds received + interest were spent to sustain Police service levels
  - ▣ Fully exhausted in FY25
  - ▣ Recurring local revenues must now cover these ongoing costs
- Revenue generating options
  - ▣ Limited per Statute
  - ▣ Can be economically impacted
    - Sales tax

# Policy Choices



- Multiple options were presented throughout budget process
  - ▣ Maintaining current tax rate and accepting larger future gaps
  - ▣ Adopting a more modest incremental tax rate adjustment
  - ▣ Adopting a larger immediate tax rate adjustment to better address projected future deficits
  - ▣ Implementing a Solid Waste fee
- Each option carried tradeoffs
  - ▣ Current affordability
  - ▣ Service levels
  - ▣ Long-term fiscal stability and flexibility



# Recommended Approach

- FY27 Proposed Budget includes a 2-cent tax increase
- Why if the FY27 budget can be balanced with the current tax rate?
  - ▣ Current tax rate funds operating costs for FY27 only and does not address future operating deficits
  - ▣ To maintain core service levels while reducing the likelihood of a larger tax increase in future years
  - ▣ Waiting to increase the tax rate is a policy option and avoids the immediate taxpayer impact, but the tradeoff is greater reliance on fund balance, possible deferrals that could result in higher costs later, reductions in service levels or a larger future correction

# Taxpayer Impact



Current Tax Rate = 18.9¢

Recommended Tax Rate = 20.9¢

Tax Value	Annual Town Tax	Monthly Town Tax	Annual Town Tax	Monthly Town Tax	Annual Increase	Monthly Increase
\$100,000	\$189.00	\$15.75	\$209.00	\$17.42	\$20.00	\$1.67
\$200,000	\$378.00	\$31.50	\$418.00	\$34.83	\$40.00	\$3.33
\$300,000	\$567.00	\$47.25	\$627.00	\$52.25	\$60.00	\$5.00
\$400,000	\$756.00	\$63.00	\$836.00	\$69.67	\$80.00	\$6.67
\$425,000 <sup>a</sup>	\$803.25	\$66.94	\$888.25	\$74.02	\$85.00	\$7.08
<b>\$446,500<sup>b</sup></b>	<b>\$843.89</b>	<b>\$70.32</b>	<b>\$933.19</b>	<b>\$77.77</b>	<b>\$89.30</b>	<b>\$7.44</b>
\$489,900 <sup>c</sup>	\$925.91	\$77.16	\$1,023.89	\$85.32	\$97.98	\$8.16
\$500,000	\$945.00	\$78.75	\$1,045.00	\$87.08	\$100.00	\$8.33
\$600,000	\$1,134.00	\$94.50	\$1,254.00	\$104.50	\$120.00	\$10.00
\$700,000	\$1,323.00	\$110.25	\$1,463.00	\$121.92	\$140.00	\$11.67

a - median Stallings sales price as of April 2026 per Realtor.com

c - median Stallings list price as of April 2026 per Realtor.com

b - average Stallings home value per last Union County reval

# Service Levels & Strategic Investments



- FY27 budget prioritizes core services, Council objectives and long-term needs
  - Police
  - Street maintenance
  - Solid waste collection
  - Parks & recreation
  - Basic administrative capacity
  - Infrastructure

# Police



- Two additional officers (Phase 2 of 3)
- One additional vehicle and three replacements
- Planned equipment costs
  - ▣ Cameras (body, in-car, security)
  - ▣ Taser replacements
- Drug forfeiture funding

*Total Police = \$4.66 million  
or 33.2% of total General Fund  
budget*

# Streets & Solid Waste



## □ Streets

### □ Powell Bill \*

- Streets = \$557,665 (*includes fund balance appropriation*)
- Sidewalks = \$50,000

### □ Town-funded = \$800,000

### □ Total investment

- \$1.4 million

*\*Restricted funds*

## □ Solid Waste

### □ 3.3% contract cost increase

### □ No change in service level or implementation of separate fee

### □ Total investment

- \$1.52 million

*Total Streets & Solid Waste = \$2.92 million  
or 20.9% of total General Fund budget*

# Parks & Recreation



- One additional part-time position
- Lot conversion/outdoor entertainment area
- Directional and regulation signage
- Stallings Municipal Park Shelter A sound equipment
- Privette Park cameras
- Community programs and events
- Enclosed trailer replacement

*Total Parks & Rec = \$1.18 million  
or 8.4% of total General Fund budget*

# Administration & Infrastructure

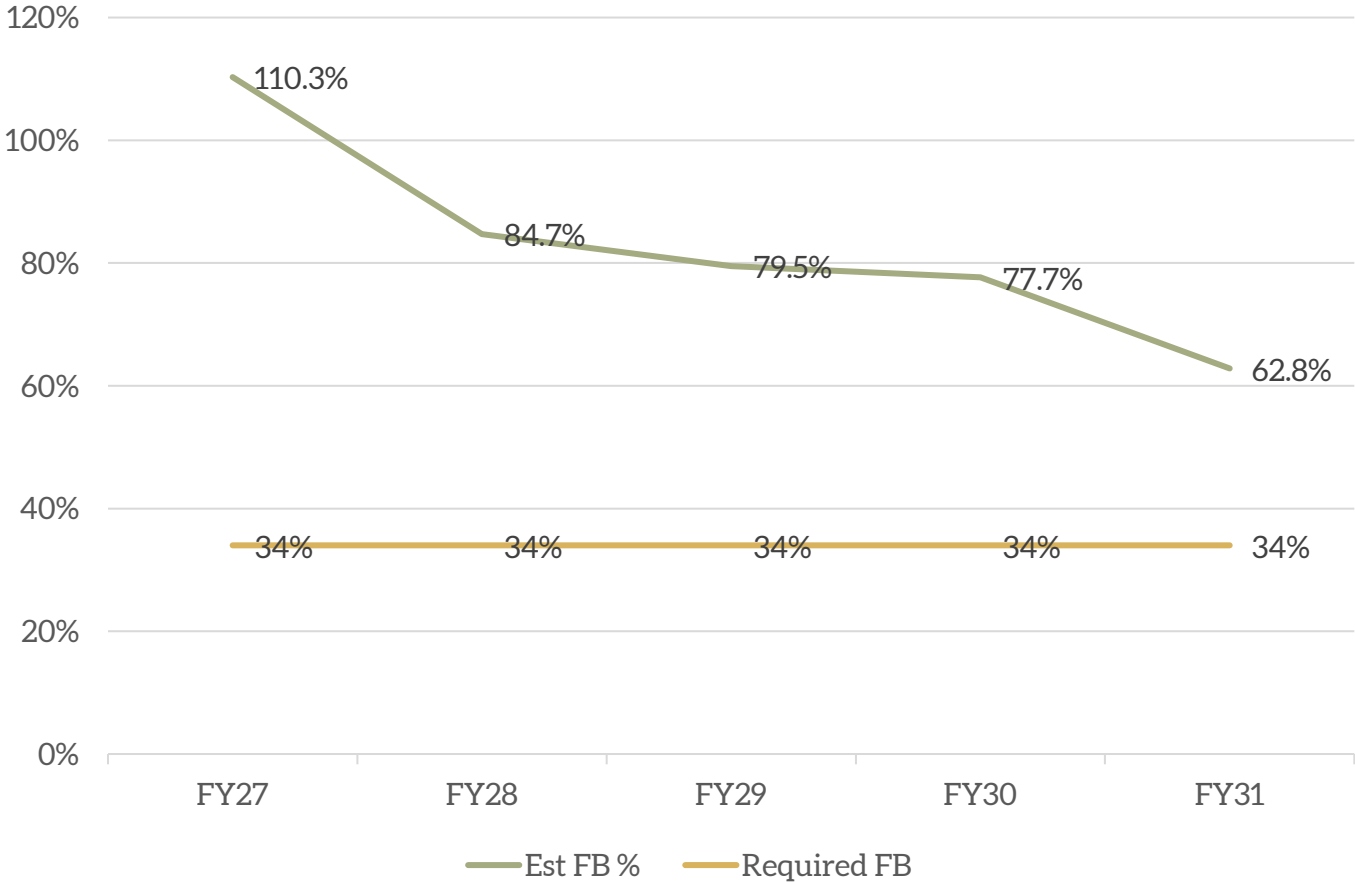


- Additional position
  - ▣ Front desk & administrative duties
- Splash Pad chemical building
- Government Center A/V replacement & upgrade
- Town Center streetscape preliminary engineering
- Transportation (CRTPO) projects
- Pavement condition index (PCI) evaluation
- Facility needs assessment

# Fund Balance & Financial Stewardship



- No appropriation of unassigned fund balance with a 2-cent tax increase
- Proposed 2-cent tax increase preserves fund balance flexibility and improves the Town's long-term financial trajectory

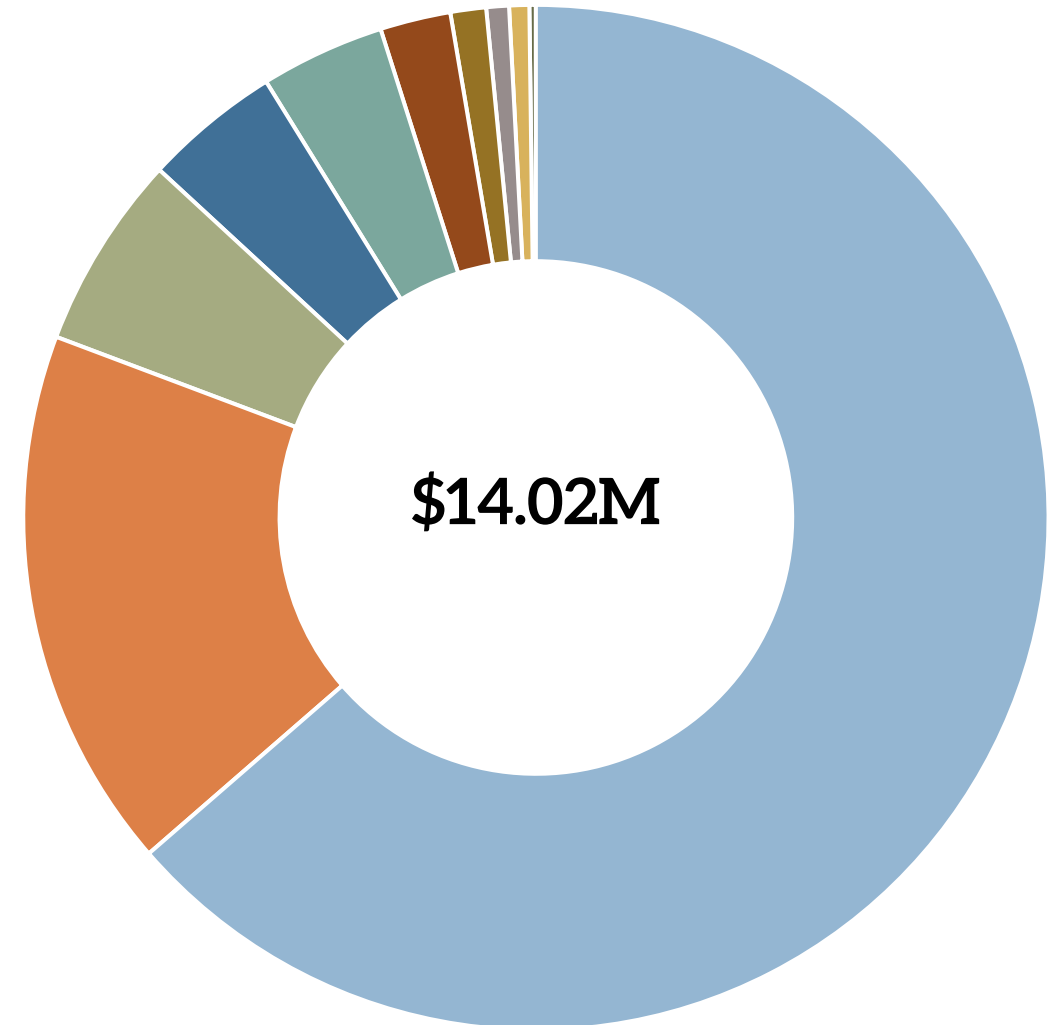


Above chart is forecasting using proposed tax rate of 20.9¢ and includes only routine capital replacements in FY30 and beyond.  
Minimum fund balance per policy is 34%.  
Future revals have not been factored into these numbers.



# FY27 Proposed GF Revenues

Revenue Source	Amount	%
Ad Valorem Taxes	\$8,922,500	63.6%
Sales & Use Tax	\$2,400,000	17.1%
Utility Sales Tax	\$860,000	6.2%
Investment Earnings	\$605,000	4.3%
Powell Bill <i>(includes interest)</i>	\$550,000	3.9%
Restricted or Non-recurring Rev	\$312,166	2.3%
Fund Balance Appropriation	\$157,665	1.1%
Permits & Fees	\$100,200	0.7%
Other Tax Distributions	\$88,700	0.6%
Other Revenues	\$28,500	0.2%
<b>Total</b>	<b>\$14,024,731</b>	<b>100%</b>



# FY27 Proposed Budget

## General Fund Revenues

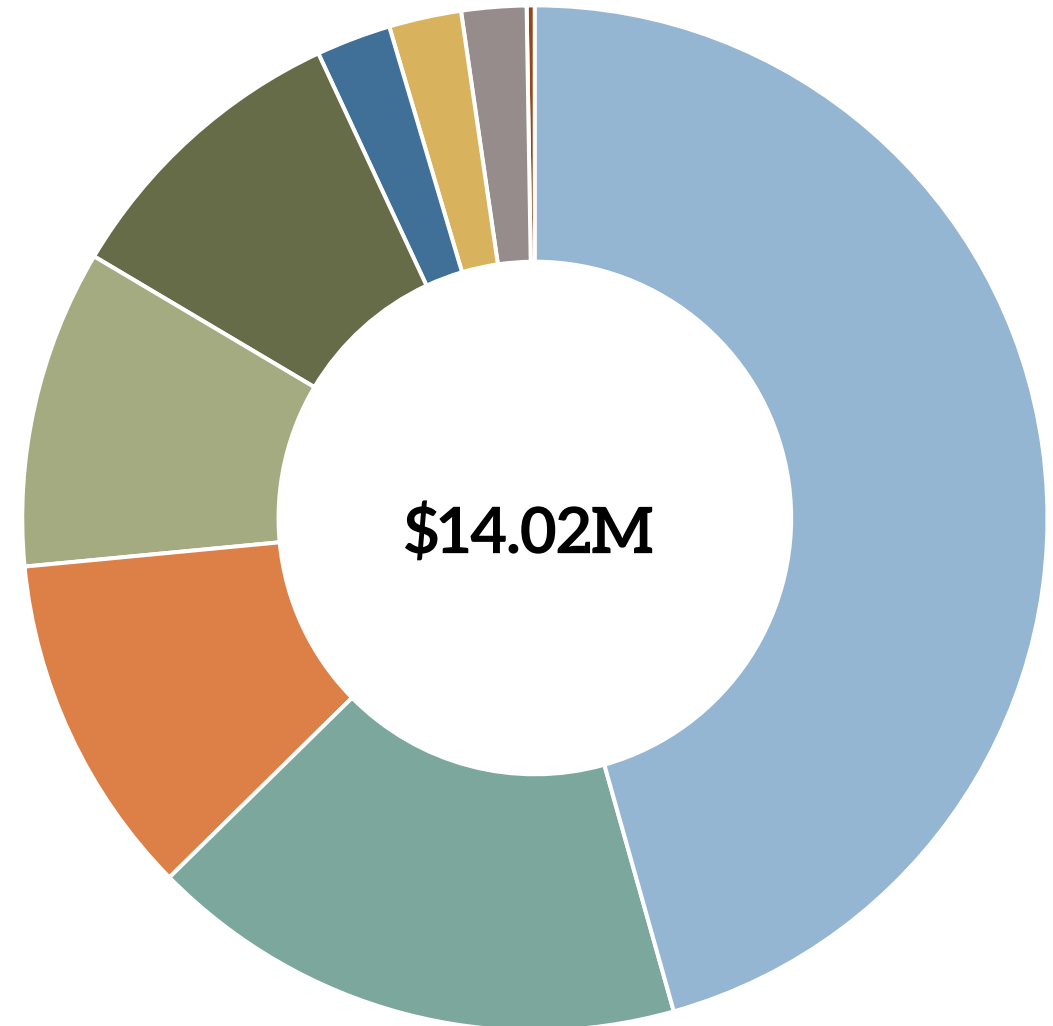


	FY26 Adopted	FY27 Proposed	Increase/ (Decrease)	Explanation of Difference
Ad Valorem Taxes	\$7,346,200	\$8,922,500	21.5%	2% tax increase
Sales & Use Tax	\$2,100,000	\$2,400,000	14.3%	
Utility Sales Tax	\$860,000	\$860,000	0.0%	
Other Tax Distributions	\$93,000	\$88,700	(4.6%)	Based on NCLM projections
Powell Bill ( <i>includes interest</i> )	\$522,000	\$550,000	5.4%	Based on FY26 actuals
Permits & Fees	\$138,500	\$100,200	(27.7%)	FY26 included \$50K for civil citations, not budgeted in FY27
Investment Earnings	\$404,000	\$605,000	49.8%	Based on FY26 actuals
Other Revenues	\$17,500	\$28,500	62.9%	
Restricted or Non-recurring Rev	\$62,166	\$312,166	402.1%	Condemnation pass through
Fund Balance Appr - Unrestricted	\$438,000	\$0	(100.0%)	
Fund Balance Appr - Restricted	\$40,000	\$157,665	294.2%	Powell Bill, fee in lieu of parkland & drug forfeiture
Other Financing Sources	\$61,000	\$0	(100.0%)	
<b>Total Revenues</b>	<b>\$12,082,366</b>	<b>\$14,024,731</b>	<b>16.1%</b>	

# FY27 Proposed GF Expenses by Category



Category	Amount	%
Personnel*	\$6,399,600	45.6%
Operating Expenditures	\$2,384,466	17.0%
Solid Waste*	\$1,522,500	10.9%
Street Maintenance*	\$1,407,665	10.0%
Transfers to Other Funds	\$1,337,000	9.5%
Restricted or Non-recurring Exp	\$330,500	2.4%
Debt Service	\$320,000	2.3%
Operating Capital	\$287,000	2.0%
Other Financing Uses	\$36,000	0.3%
<b>Total</b>	<b>\$14,024,731</b>	<b>100%</b>



\* - These categories combined make up 66.5% of the total budget

# FY27 Proposed Budget by Category

## General Fund Expenses



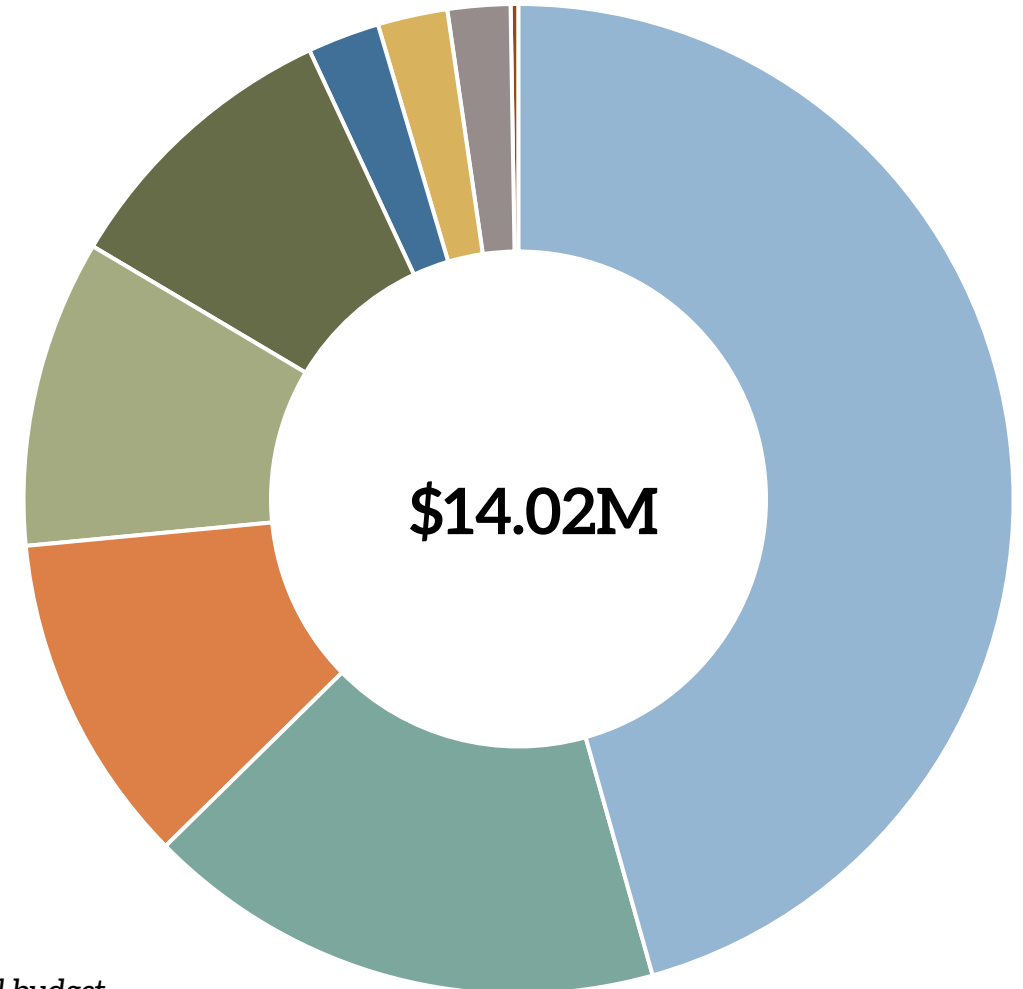
	FY26 Adopted	FY27 Proposed	Increase/ (Decrease)	Explanation of Difference
Personnel Costs	\$5,841,500	\$6,399,600	9.6%	4 additional FTE, 1 additional PT, 2.7% CPI, 2% pay step, retirement and insurance increases
Solid Waste	\$1,522,500	\$1,522,500	0.0%	FY27 includes 3.3% CPI, but do not expect to spend full FY26 budget
Street Maintenance <i>(includes Powell Bill and Town funds)</i>	\$1,322,000	\$1,407,665	6.5%	Powell Bill (restricted)
Debt Service	\$333,200	\$320,000	(4.0%)	Decrease in loan interest payments
Operating Expenses	\$2,182,266	\$2,384,466	9.3%	Contract increases, inflation
Capital Expenses	\$740,400	\$287,000	(61.2%)	New capital project fund created for FY27
Restricted or Non-recurring Exp	\$79,500	\$330,500	315.7%	Condemnation pass through
Other Financing Uses <i>(GASB required)</i>	\$61,000	\$36,000	(41.0%)	
Transfers to Capital Project Fund	\$0	\$1,337,000	100.0%	New capital project fund created for FY27
<b>Total Expenses</b>	<b>\$12,082,366</b>	<b>\$14,024,731</b>	<b>16.1%</b>	

*\*Excluding capital project transfers, the increase from prior year adopted is 5%*

# FY27 Proposed GF Expenses by Department



Department	Amount	%
Police	\$4,657,490	33.2%
General Government	\$2,082,126	14.8%
Transportation/Engineering	\$1,713,365	12.2%
Solid Waste	\$1,522,500	10.9%
Non-Departmental/Transfers	\$1,337,000	9.5%
Parks & Rec	\$1,175,800	8.4%
Public Works	\$612,350	4.4%
Planning & Zoning	\$568,100	4.1%
Debt Service	\$356,000	2.5%
<b>Total</b>	<b>\$14,024,731</b>	<b>100%</b>



*Police, Solid Waste and Streets (included in Transportation/Engineering) make up 54.1% of the total budget.*

# FY27 Proposed Budget by Department

## General Fund Expenses



	FY26 Adopted	FY27 Proposed	Increase/ (Decrease)	Explanation of Difference
Police	\$4,446,920	\$4,657,490	4.7%	2 additional positions, 1 additional vehicle
General Government	\$1,747,596	\$2,082,126	19.1%	1 new position, condemnation pass through, facility needs assessment
Transportation/Engineering	\$1,537,750	\$1,713,365	11.4%	Powell Bill and PCI evaluation
Solid Waste	\$1,522,500	\$1,522,500	0.0%	
Non-Departmental/Transfers	\$0	\$1,337,000	100%	New capital project fund created for FY27
Parks & Rec	\$1,219,550	\$1,175,800	(3.6%)	Capital items
Public Works	\$670,250	\$612,350	(8.6%)	Capital items
Planning & Zoning	\$568,600	\$568,100	(0.1%)	
Debt Service	\$369,200	\$356,000	(3.6%)	Decrease in loan interest payments
<b>Total Expenses</b>	<b>\$12,082,366</b>	<b>\$14,024,731</b>	<b>16.1%</b>	

*\*Excluding capital project transfers, the increase from prior year adopted is 5%*

# Stormwater Fund



- FY27 budget is balanced with no fee increase
  - ▣ Residential fee = \$67 annually
  - ▣ Non-residential = \$67/ERU annually
- Continue to fund core needs and perform more work in-house where cost effective

# Recap



- Current tax rate can balance the FY27 General Fund budget with current year adjustments, but does not address future operating deficits forecasted for FY28 and beyond
- Proposed budget includes a 2-cent tax increase to ease those future deficits avoiding more significant financial pressure later requiring more drastic decisions
  - ▣ Larger tax increase in the future
  - ▣ Service level reductions
  - ▣ Possible deferrals that could potentially increase costs later
  - ▣ Greater reliance on fund balance
- Proposed 2-cent tax increase improves the trajectory but does not eliminate the need for continued long-term planning

# Decision Before Council



- Options
  - ▣ Adopt the FY27 Proposed Budget today as is
  - ▣ Provide direction to staff for any changes to adopt at the June 22<sup>nd</sup> council meeting
- Budget must be adopted prior to July 1

# Questions and Discussion





**TOWN OF STALLINGS  
FY 2026 - 2027 OPERATING BUDGET ORDINANCE**

**SECTION 1.** The following amounts are hereby appropriated for the operation of the Town's government and its activities for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

<b>GENERAL FUND</b>	\$ 13,867,066
<b>FUND BALANCE APPROPRIATED - POWELL BILL</b>	57,665
<b>FUND BALANCE APPROPRIATED - GENERAL FUND DRUG FORFEITURE</b>	50,000
<b>FUND BALANCE APPROPRIATED - FEE IN LIEU OF PARKLAND</b>	50,000
<b>STORM WATER FUND</b>	960,000
<b>TOTAL</b>	\$ 14,984,731

**SECTION 2.** That for the said fiscal year, there is hereby appropriated out of the following categories:

**General Fund**

Public Safety	\$ 4,657,490
General Government	2,082,126
Transportation (including Powell Bill)	1,713,365
Sanitation	1,522,500
Transfers to Capital Projects	1,337,000
Parks and Recreation	1,175,800
Public Works	612,350
Planning and Zoning	568,100
Debt Service	356,000
<b>Total Appropriations - General Fund</b>	<b>\$ 14,024,731</b>

**Storm Water Fund**

General Expenses	\$ 960,000
<b>Total Appropriations - Storm Water Fund</b>	<b>\$ 960,000</b>

**SECTION 3.** It is estimated that the following revenues will be available for the fiscal year beginning July 1, 2026 and ending June 30, 2027 to meet the appropriations shown in Section 2.

**Category**

Ad Valorem and Personal Property Taxes	\$ 8,922,500
Sales & Use Tax	2,400,000
Utility Sales Tax Distributions	860,000
Powell Bill (funding for roads)	540,000
Fund Balance Appropriated	157,665
Investment Earnings	615,000
Permits and Fees	100,200
Other Revenues	298,500

Other Tax Distributions (Solid Waste Disposal, Gross Vehicle Rental and Beer & Wine)	88,700
Grant Revenues	42,166
<b>Total General Fund Revenues</b>	<u>\$ 14,024,731</u>
Storm Water Fees	\$ 960,000
<b>Total Storm Water Fund Revenues</b>	<u>\$ 960,000</u>
<b>Total Revenues</b>	<u><u>\$ 14,984,731</u></u>

**SECTION 4.**

a) There is hereby levied, for the fiscal year ending June 30, 2027, a tax rate of \$0.209 per one hundred dollars (\$100.00) valuation of taxable property as listed for taxes as of January 2026 for the purpose of raising the revenue for ad valorem taxes shown in Section 3 of this ordinance in order to finance the foregoing appropriations. This rate is based on an estimated total valuation of property for the purpose of taxation of \$4,162,691,856 at an estimated rate of collection of 98.5% for a net property valuation of \$4,100,251,478. One penny (\$0.01) on the tax rate will yield \$407,111.

b) There is hereby implemented a Town motor vehicle tax of \$25/vehicle to support street maintenance.

c) There is hereby established a Storm Water Rate Schedule for the purpose of raising revenue to fund the Storm Water program:

Residential	\$67.00/year
Non-residential (per ERU, which equals 2,060 square feet)	\$67.00/ERU/year

d) The fees for park rentals, civil citations, zoning permits and other miscellaneous items with the Parks and Recreation, Planning and Zoning and other Town departments will be in accordance to the attached fee schedule and effective July 1, 2026.

e) Any fee not listed specifically herein is officially set at the rate designated by the most recent Town Council decision on the matter.

**SECTION 5.** The Budget Officer shall be authorized to reallocate departmental appropriations among the various objects of expenditures as deemed necessary.

**SECTION 6.** Any outstanding encumbrances as of June 30, 2026 are authorized to be added to each appropriation, as it ensures accounting for expenditures in the fiscal year they are paid.

**SECTION 7.** Any grant funds not depleted during the prior fiscal year may be carried over with Town Manager approval.

**SECTION 8.** That before any portion of any contingency appropriation is expended, the Town Council must by resolution authorize such expenditure.

**SECTION 9.** Copies of this Ordinance shall be furnished to the Town Clerk to be kept on file for direction in the disbursement of funds.

**SECTION 10.** This ordinance shall be effective upon its adoption.

ADOPTED this 8th day of June 2026.

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David Scholl, Mayor

Attested:

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Erinn Nichols, Assistant Town Manager/Town Clerk



**TOWN OF STALLINGS**  
**FY 2026 - 2027 CAPITAL PROJECTS BUDGET ORDINANCE**

**SECTION 1.** The following amounts are hereby appropriated for the Town's capital improvements for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

<b>STREETS/SIDEWALKS/GREENWAY IMPROVEMENTS</b>	\$ 537,000
<b>PARKS IMPROVEMENTS</b>	635,000
<b>EQUIPMENT/SIGNAGE IMPROVEMENTS</b>	<u>165,000</u>
<b>TOTAL</b>	<u><u>\$ 1,337,000</u></u>

**SECTION 2.** It is estimated that the following revenues will be available for the fiscal year beginning July 1, 2026 and ending June 30, 2027 to meet the appropriations shown in Section 1.

Transfers from General Fund	\$ 1,337,000
<b>TOTAL</b>	<u><u>\$ 1,337,000</u></u>

**SECTION 3.** The Budget Officer shall be authorized to reallocate appropriations among the various objects of expenditures as deemed necessary.

**SECTION 4.** Any remaining authorized appropriations and outstanding encumbrances as of June 30, 2026 are authorized to be added to each appropriation.

**SECTION 5.** Copies of this Ordinance shall be furnished to the Town Clerk to be kept on file for direction in the disbursement of funds.

**SECTION 6.** This ordinance shall be effective upon its adoption.

ADOPTED this 8th day of June 2026.

---

David Scholl, Mayor

Attested:

---

Erinn Nichols, Assistant Town Manager/Town Clerk



## FEE SCHEDULE FY 2026-2027

Residential & Non-Residential Plan Review*	
Preliminary Site Development Plan Review (Concept Plan Major & Minor)	\$600.00
Major Subdivision & Construction Document Preliminary Review (Article 7.7-1)*	
0 to 10 acres	\$2,000.00 plus \$350.00 per total acre
10+ acres	\$2,500.00 plus \$375.00 per total acre
Minor Subdivision Review (Article 7.7-2)	
Residential - 4 lots or less created	\$250 for the first lot or unit plus \$150.00 for each additional lot or unit
Non-Residential	\$500
Final Subdivision Plat Review (Preliminary Plat & Final Plat)	
Per Map	\$600.00 plus \$75 per lot or unit
Fee In Lieu	See Article 21
Revisions	
Minor (4 lots or less)	\$250.00
Major (5 or more lots & Non-Residential)	\$500.00
Excessive (determined by the Development Administrator)	1/3 of the total original review fee
Resubmittals	
Minor (w/ 4th plan submittal & each submittal thereafter)	\$250.00
Major (w/ 4th plan submittal & each submittal thereafter)	\$500.00
Excessive Resubmittals (determined by the Development Administrator)	1/3 of the total original review fee per submittal
Two or more years dormant	Re-payment of fees from current fee schedule
<b>*Additional Engineering and Stormwater Fees apply.</b>	

Engineering & Stormwater Fees	
Traffic Impact Analysis	Defined Per TIA Ordinance (Article 7)
Bond Review	\$100.00
Driveway Permit (New)	\$100.00
Driveway Permit (Any Modifications)	\$50.00
Encroachment Agreements	\$100.00
Retaining Walls within Public Rights-of-Way and/or Easements	3 <sup>rd</sup> Party Review -TBD Upon Submittal (Approx. \$1,000.00 per wall)
Storm Water Review Fees (if Article 19 is triggered)	
Floodplain Development & Certification Permit	\$2,500.00 plus \$100.00 per total acre
Minor- Stormwater Review	\$250.00 plus \$150.00 per total acre
Major Construction Documents - Stormwater Review	\$2,500.00 plus \$100.00 per total acre
Surcharge per on-site detention facility	\$1,000.00
Appeal of PCSWO	\$1,000.00

Zoning Amendment Fees	
Text Amendment - Development Ordinance	\$600.00
Vested Rights Zoning Permit - Major	\$300.00



## FEE SCHEDULE FY 2026-2027

Subdivision	
Vested Rights Zoning Permit - Minor Subdivision	\$250.00
<b>Conventional - Zoning Map Amendment (General Rezoning)</b>	
Less than 2 acres	\$600.00
2-10 acres	\$800.00
Greater than 10 acres	\$1,500.00 plus \$75 per total acre
<b>Conditional Zoning (CZ) - Zoning Map Amendment (Article 5.4)</b>	
Less than 2 acres	\$1,000.00
2-10 acres	\$1,400.00
Greater than 10 acres	\$2,400.00 plus \$100 per total acre
<b>Board of Adjustment Request (Quasi-Judicial)</b>	
Appeal Request	\$600.00
Variance Request	\$600.00
<b>Special Use Permit Request (Quasi-Judicial)</b>	
Less than 2 acres	\$600.00
2-10 acres	\$1,000.00
Greater than 10 acres	\$1,800.00 plus \$50 per total acre
<b>Revisions</b>	
Any modifications to Zoning Amendment submittal.	\$250.00 per revision submittal

Administrative Planning & Zoning Fees	
<b>Zoning Permits (Article 7.5)</b>	
Residential - New Construction	\$150.00 per unit
Residential - New Construction for Multi-Family (Apartments only)	\$150.00 plus \$75.00 per unit
Residential - Accessory Structure, Additions, Interior Upfit	\$75.00 each
Pool Installation Permit	\$150.00
Use Permit - Permanent & Accessory (Non-Residential)	\$50.00 per use
Home Occupation Use Permit (Article 10.1-21)	\$75.00
Temporary Use Permit	\$50.00
Commercial - New Construction	\$250.00
Commercial - Accessory Structure, Additions, Interior Upfits not requiring site plan review	\$100.00 each
<b>Sign Permits (Article 17)</b>	
Permanent Wall Sign	\$75.00 per sign
Permanent Free-Standing Sign (Monument, etc.)	\$125.00 per sign
Temporary Sign Permit (Banners, Feather Flags, etc.)	\$25.00 per sign
Master Sign Plan (Article 17.10)	\$200.00
<b>Certificate of Zoning Compliance (Zoning Compliance Inspection)</b>	
Residential Zoning Compliance Inspection - New Construction	\$150.00 per unit



## FEE SCHEDULE FY 2026-2027

Residential – Accessory Structures & Additions Requiring Site Plan Review	\$50.00 each
Commercial Zoning Compliance Inspection – New Construction & Additions Requiring Site Plan Review	\$200.00
Commercial – Accessory Structures/Additions Requiring Site Plan Review	\$75.00
w/ 4 <sup>th</sup> inspection & each inspection thereafter	Original fee plus \$50.00 for each inspection thereafter
Letter of Zoning Compliance (Zoning Verification Letter)	\$75.00
<b>Miscellaneous Fees</b>	
Chicken Permit	\$25.00
Demolition Permit - Residential	\$50.00 per structure
Demolition Permit - Non-Residential	\$100.00 per structure
Development Agreement (Article 7.15)	\$8,500.00
Special Events & Temporary Structures Permit	\$50.00
Tree Disturbance Permit (Article 11.10)	\$150.00 plus \$150.00 per 1/2 acre disturbed
Land Disturbance Permit (non-structural)	\$150.00 plus \$150.00 per 1/2 acre disturbed
<b>Revisions</b>	
w/ 3rd revision & each thereafter	Original Fee
<b>After the Fact Permit Fees</b>	
Minor work without a permit ( <i>Applies to minor projects such as residential additions, signage, driveway expansions, etc.</i> )	Required permit + \$50.00 to base fee per permit
Major work without a permit ( <i>Applies to major projects such as commercial, industrial developments, land disturbance activities and other major activities as determined by the Development Administrator.</i> )	Required permit + \$300.00 to base fee per permit

Copies & Maps	
Copies	\$0.50 per page
<b>Maps (color)</b>	
A Size (8.5 X 11)	\$1.00
B Size (11 x 17)	\$5.00
C Size (17 x 22)	\$10.00
D Size (22 x 34)	\$15.00
E Size (34 x 44)	\$20.00
Custom Maps	\$35.00 per hour rounded to ¼ hour

Police Department	
<b>Wrecker Services</b>	
Vehicles 8,500 pounds or less (including passenger vans and	\$175 per vehicle



## FEE SCHEDULE FY 2026-2027

motorcycles	
Waiting time after the first hour of arrival	\$10 per hour
Winching service	\$30 per vehicle
Motorcycle towing (in addition to basic towing)	\$10
Tire Change	\$60 per vehicle
Out of gas	\$60 per incident
Unlock Vehicle	\$45 per vehicle

Gate Fee (if applicable) - Transport trucks, car haulers, and large equipment	\$25
Tarp Fee	\$10
Motorist Assist / Disabled Vehicles under 8,500 pounds	\$75 7:00 am to 7:00 pm
	\$85 7:00 pm to 7:00 am
Storage	\$25 per day
Clean up of debris or spilled cargo requiring more than 30 min to secure and remove	\$25 per hour
Towing more than one motorcycle	\$130 apportioned between each vehicle owner
Service charges for vehicles larger than 8,500 pounds or subject to Asset Forfeiture Evidence Holds	\$250
<b>Miscellaneous Fees</b>	
Fingerprint Card	\$15.00 for each card
Report Copies	No charge for reports only a few pages in length. The Town's per-page fee may apply for large printing requests.
Solicitation Permit	\$150.00
Amplified Sound Permit	\$10.00

Parks & Recreation		
<b>Vendor Fees for Events</b>		
Retail vendors (Flat rate/event)	\$25 - \$50 (dependent upon event)	
Food truck vendors (Flat rate/event)	\$25 - \$75 (dependent upon event)	
<b>Park Rental Fees</b>		
	<b>Resident</b>	<b>Non-Resident</b>
Shelter A	\$30	\$50
Shelter D / Heath Guion Shelter	\$50	\$70
Picnic Pods	\$20	\$30
<b>Park Staff Fee for Large Reservations</b>		
	<b>Charge per hour</b>	
Hourly Basis	\$15.00 per staff member per hour	
<b>Event and Program Participation Fee</b>		



## FEE SCHEDULE FY 2026-2027

Range is based on event type	\$0-\$35
<b>Other Fees</b>	
Government Agency Fee	\$25
Lot Rental Fee	\$75/month
Food truck permit	\$50

Miscellaneous Fees	
<b>Returned payment fees</b>	
Returned check fees	\$35 (maximum fee as set forth by NC G.S. 25-3-506)
Returned payment fee, other than checks	Actual Town costs

Fee Schedule Revisions:	
<b>Town Council Authority</b>	
The Town Council reserves the right to amend any fee amount listed in this schedule through official decision-making processes.	
<b>Unlisted Fees</b>	
Any fee not explicitly listed herein is officially set at \$100.00 or the rate designated most recently by Town Council decision.	
<b>Adopted</b>	
June 8, 2026	



April 29, 2026

Dear Honorable Mayor and Town Council,

Please allow me to present the recommended FY 2026–2027 (“FY27”) budget for the Town of Stallings, prepared in accordance with the North Carolina Local Government Budget and Fiscal Control Act. The proposed General Fund budget is balanced and totals \$14,136,631. Separate from the General Fund, the recommended Stormwater Fund budget is also balanced.

This recommendation maintains current core service levels, includes a limited number of strategic investments, and is intended to help place the Town on a more sustainable financial path. In addition to the attached budget ordinances, the line-item budget, notable items list, five-year forecasts, and Capital Improvement Plan provide more detailed year-over-year and project-level information. This budget message seeks to present the broader issues and tradeoffs as plainly and transparently as possible.

This recommendation was developed through the FY27 budget process adopted by the Town Council, the priorities identified at the January 2026 Annual Retreat, and the discussions held during the March 30 Budget Retreat and the April 13 Budget Work Session. As in recent years, this recommendation reflects the Town’s effort to evaluate its finances over a longer time horizon rather than a single fiscal year.

### **Budget Development Process**

The FY27 budget process was intentionally designed to begin with Council priorities before moving into the numbers. That approach helped staff develop budget options and five-year forecast scenarios that more directly reflected the goals and tradeoffs identified by the Mayor and Council. The Council’s approved priorities included developing a sustainable financial strategy for FY27 and beyond, maximizing economic development opportunities, enhancing the Town’s identity, continuing to pursue wastewater solutions, and maintaining a culture of respect and collaboration.

During the budget process, Council Members expressed openness to evaluating multiple options presented, including potential adjustments to the property tax rate. This recommendation reflects the issues, options, and tradeoffs discussed during the retreat and work session process; however, final policy decisions regarding the tax rate, service levels, and resource allocation remain with the Town Council.

## **Overview of Financial Condition**

The Town remains in a position of relative financial strength, supported by a stable property tax base, other recurring revenues, and strong fund balance levels. The recommended FY27 budget is balanced and maintains current service levels.

At the same time, the Town's five-year forecast shows that the current tax rate of 18.9¢ balances FY27 only. Under the current-rate scenario presented to Council, the Town would move from a small FY27 operating surplus to projected out-year deficits of approximately \$493,000, \$1.02 million, \$1.48 million, and \$2.35 million over the following four years. After other financing uses, estimated total use of fund balance over the forecast period is approximately \$7.93 million. While the exact out-year figures will continue to change as assumptions are updated, the trend is clear: the current tax rate funds FY27, but it does not place the Town on a sustainable long-term path.

That difference between one-year balance and long-term sustainability is the central issue this recommendation is intended to address. However, this recommendation does not eliminate every future challenge. It is intended to improve the Town's trajectory, preserve flexibility, and reduce the likelihood of a more abrupt correction in future years.

## **How We Reached the Current Financial Position**

The Town's current financial position is the result of several converging factors over multiple years rather than any single decision.

First, the Town has experienced sustained cost increases across nearly all major service areas. Inflation over multiple years has increased the cost of core services such as solid waste collection, police services, street maintenance, vehicles, equipment, and general operations. Many of the Town's largest cost drivers, particularly solid waste collection, street maintenance, and personnel costs, especially in policing services, are either contractually set, tied to inflation, or influenced by competitive labor markets.

In the FY27 draft presented to Council on April 13, personnel totaled \$6,399,600, or 45.3% of expenditures. Police totaled \$4,657,490, or 32.9% of departmental expenditures. Solid waste collection totaled \$1,522,500, or 10.8% of expenditures, and street maintenance totaled \$1,407,665, or 10.0%. Those figures help illustrate the core challenge: the Town's largest and most essential costs are concentrated in areas that tend to rise over time and cannot be meaningfully reduced without affecting service levels.

Second, personnel costs continue to rise as the Town works to attract and retain qualified employees, particularly in policing services. Competitive pay and benefits are necessary if the Town is going to recruit and keep capable staff and provide reliable police and other core services.

Third, the Town has made intentional investments in service levels and infrastructure in response to community expectations and Council priorities. These include continued investment in street maintenance, parks and greenways, and implementation of the police staffing analysis to help ensure police service levels keep pace with community growth. Consistent with that approach, the FY27 notable items presented to Council included Phase 2 funding for two additional police officers at \$187,440 and one additional vehicle at \$66,500, including upfit costs. These are not abstract planning concepts; they are concrete service decisions with ongoing operating implications.

Fourth, one-time federal American Rescue Plan Act (“ARPA”) funds have now been fully exhausted. Those funds were received as part of the federal pandemic response and, in recent years, helped supplement police services, particularly salaries, while reducing pressure on the tax rate. As noted in last year’s budget message, ARPA represented approximately 16.5% of General Fund revenues in FY23, 20.3% in FY24, and 5.9% of the FY25 adopted budget. Those one-time revenues are now gone, and the General Fund must absorb those ongoing costs with recurring local revenues.

Fifth, the Town’s revenue structure is relatively limited. Property tax remains the Town’s largest and most stable recurring revenue source, while other major revenues, particularly sales tax, are more sensitive to broader economic conditions. In response, staff has used cautious revenue assumptions rather than relying on optimistic growth to close future gaps. For example, the forecast assumptions presented to Council estimate sales tax growth below CPI, hold investment earnings essentially flat in out-years, and reduce ad valorem growth assumptions because sewer capacity constraints are expected to limit future development. A future property revaluation may create another decision point for Council, but it would not be prudent to rely on the timing or effect of a future revaluation to solve the Town’s projected out-year structural gaps.

Finally, not all budget pressure comes from discretionary choices. Of the FY27 General Fund notable items presented to Council, approximately \$2.31 million were already under contract and approximately \$839,665 were required or tied to restricted funding sources. At the same time, approximately \$543,600 of General Fund notable items were not funded or were pushed into future years. That is important because it shows that staff and Council are not approaching this budget as though every requested item must be funded. It is also important to recognize that pushing some items into future years may reduce short-term pressure, but it can also result in higher costs over time.

Taken together, these factors have created a long-term mismatch between recurring revenues and the cost of maintaining current service levels.

### **Policy Choices and Recommended Approach**

Throughout the budget process, the Council was presented with multiple policy paths. Broadly speaking, those paths ranged from maintaining the current tax rate and accepting larger future

structural gaps, to adopting a more modest incremental adjustment, to adopting a larger immediate adjustment to more fully address projected out-year deficits.

Each option carries tradeoffs between current affordability, service levels, and long-term fiscal stability.

As in prior years, these decisions involve balancing two competing realities: the rising cost of providing essential services and the real impact that higher taxes have on residents and businesses. The Town Council has consistently recognized both realities throughout the budget process.

Maintaining the current tax rate would likely require future decisions such as reducing police coverage, deferring street maintenance, scaling back service levels, such as solid waste collection, relying more heavily on fund balance, or implementing larger tax adjustments in later years.

After weighing these issues, I am recommending an increase in the property tax rate from \$0.189 to \$0.209 per \$100 of assessed value. Because each one-cent change in the tax rate generates approximately \$400,000 from combined real and personal property, the proposed 2-cent adjustment would provide roughly \$800,000 in additional recurring revenue.

I do not make that recommendation lightly. Any tax adjustment has a real effect on households and businesses. At the same time, I believe it is more responsible to address these pressures in a measured and predictable manner now than to wait until future years when the Town may face larger tax increases, deeper service reductions, or greater reliance on reserves. This recommendation also does not propose instituting a solid waste fee.

This is not presented as the only available option. Rather, it reflects one path forward among the options discussed during the budget process—one intended to reduce long-term financial pressure, preserve flexibility, and avoid a more abrupt correction later.

This recommendation also reflects the Council's broader priorities identified through the annual retreat and approved action plan. It supports sustainable financial planning through continued use of the five-year forecast and Capital Improvement Plan; maintains investment in core services, particularly police and street maintenance; advances selected quality-of-life and infrastructure priorities not dependent on sewer capacity; and preserves capacity to continue pursuing longer-term priorities such as sewer alternatives, Union West Business Park, the Town Center, and positive development around the hospital/light rail area. At the same time, it recognizes that not every priority can be fully funded in a single year and therefore focuses on those items staff believes are most important to maintaining current service levels, addressing growth-related needs, and positioning the Town responsibly for the future.

## **Taxpayer Impact**

For a home valued at \$446,500, which reflects the average home value in Stallings based on the Union County revaluation, the proposed 2-cent increase would result in an estimated increase of approximately \$89.30 annually, or about \$7.44 per month. Actual impacts will vary based on individual property values.

That impact is real and should not be minimized, particularly after recent tax changes. At the same time, the purpose of this recommendation is to improve the Town's financial position gradually rather than forcing a more difficult future situation in which the Town may need to consider both sharper service reductions and larger tax increases at the same time.

### **Service Levels and Strategic Investments**

The recommended budget prioritizes core services, including police, street maintenance, solid waste collection, parks and recreation, and basic administrative capacity.

In transportation and engineering, the budget includes \$800,000 in Town-funded street maintenance, in addition to \$557,665 in Powell Bill funding, plus \$50,000 for sidewalks funded through Powell Bill. This reflects the Council's continued emphasis on preventing road deterioration rather than pushing larger costs into the future.

In police services, the budget includes the additional officers and vehicle previously noted above, along with several replacement, technology, and operational items tied to long-term police services.

The budget also includes selected investments aligned with Council priorities and the Town's long-term needs. These include \$150,000 for Town Center streetscape preliminary engineering and design, \$500,000 toward sidewalk/greenway CRTPO projects, \$500,000 for the splash pad chemical building needed for compliance, \$100,000 for replacement and upgrade of the Government Center audio/video system to address reliability issues affecting recordings, lobby audio, and remote viewing of meetings, and a Town infrastructure needs assessment to help the Town respond to growth in a more deliberate and organized manner. The budget also includes additional administrative capacity where needed to help staff respond to workload, front desk coverage, and Council-directed process changes.

At the same time, not every requested item is funded. As noted above, some items were not funded or were moved into future years in order to limit current-year costs.

### **Fund Balance and Financial Stewardship**

The Town's fund balance remains an important strength, and this recommendation continues to use it in a disciplined way. Consistent with Town policy and sound financial practice, fund balance is recommended for one-time, nonrecurring, capital, or restricted purposes rather than ongoing operations.

The no-tax-increase scenario helps show why that discipline matters. Even though the Town's 34% fund balance policy minimum is still maintained within the current-rate forecast, estimated available fund balance declines materially over time—from approximately \$16.2 million in FY26-27 to approximately \$7.3 million by FY30-31. That does not mean the Town immediately falls below policy; it does mean the Town's flexibility narrows significantly. Waiting too long to respond increases the likelihood that a future Council could face a much more difficult situation requiring both larger tax increases and more significant service reductions.

This recommendation also continues the Town's effort to improve transparency in capital planning. Beginning in FY27, non-routine capital items are more clearly separated through the new General Fund Capital Projects Fund. That distinction helps differentiate recurring operating costs from one-time capital investments and supports better long-term planning.

### **Stormwater Fund**

Separate from the General Fund, the recommended Stormwater Fund budget remains balanced and does not propose a stormwater fee increase.

The recommended Stormwater Fund budget continues to fund core stormwater needs, including \$333,440 for stormwater repairs, \$70,000 for annual maintenance, \$20,000 for street sweeping, \$20,000 for MS4 permit assistance, \$12,000 for collection fees, and \$10,000 for equipment. This recommendation also continues the Town's effort to perform more stormwater work in-house where it is cost-effective.

As discussed in last year's budget message, the prior stormwater fee adjustment helped stabilize the fund, and the Town's efforts to perform more work internally have produced meaningful savings. This FY27 recommendation continues building on that approach rather than recommending an additional stormwater fee increase at this time.

### **Looking Ahead**

Even with this recommendation, the Town's long-term financial outlook will continue to require careful planning and difficult decisions. Stallings is a largely residential town based on its development pattern and longstanding community preferences. At the same time, that pattern means the Town must continue working to strengthen and diversify its tax base over time so future service demands do not fall too heavily on residential taxpayers alone.

In that respect, the Council's priorities related to sustainable financial strategy, wastewater solutions, economic development opportunities, Town identity, the Town Center, Union West Business Park, and positive development around the hospital/light rail area are not separate from the Town's financial health. They are directly connected to the Town's long-term sustainability and its ability to maintain service levels in a fiscally responsible manner over a longer time horizon.

### **Acknowledgments**

I want to sincerely thank the Mayor and Town Council for your leadership, engagement, and time throughout this demanding process. These are not easy decisions. They involve real tradeoffs, and no single option fully eliminates every concern. I appreciate the Council's willingness to study the issues carefully, evaluate alternatives, and consider both the Town's long-term financial needs and the real impact these decisions have on residents.

I also want to thank all Town staff for their diligence, professionalism, and hard work in preparing this budget. Staff across departments worked to identify needs, refine requests, and make thoughtful recommendations intended to preserve high-quality services while remaining mindful of cost. I want to especially recognize Finance Officer Jessie Williams for her extensive work on the budget, forecasts, supporting materials, and financial analysis that helped make this recommendation possible.

Finally, I want to thank the residents of Stallings. Your engagement, feedback, and continued investment in the community remain essential to the Town's success.

### **Conclusion**

The recommended FY27 budget is balanced, transparent, and aligned with the priorities established by the Town Council. It reflects one approach to addressing the Town's current and projected financial conditions while maintaining core services and advancing Council-identified goals.

Ultimately, decisions regarding the tax rate, service levels, and resource allocation rest with the Town Council. Staff stands ready to provide any additional information, analysis, or alternative scenarios needed to support your deliberations and will implement the direction provided.

I respectfully submit this budget for your consideration and look forward to your guidance in the weeks ahead.

Respectfully submitted,

M. Alexander Sewell, Esq., ICMA-CM  
Town Manager



# MEMO

To: **Mayor and Town Council**  
Via: Alex Sewell, Town Manager  
From: Kevin Parker, P.E., Town Engineer  
Date: June 8, 2026  
RE: Stallings & Indian Trail Pedestrian Projects Partnerships

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## **Background:**

In January 2026, Staff presented a list of potential Charlotte Regional Transportation Planning Organization (CRTPO) Bicycle and Pedestrian projects for future funding consideration and provided recommendations for Council's review and guidance.

Council generally concurred with Staff's recommendations and directed Staff to coordinate with the Town of Indian Trail regarding potential partnership opportunities for sidewalk projects located along shared municipal boundaries. Specifically, Council requested Staff explore opportunities for collaboration on projects where municipal jurisdiction is shared between the two communities.

In response to Council's direction, Staff has been coordinating with Indian Trail to evaluate potential partnership opportunities and funding strategies for advancing pedestrian improvements along shared corridors. These discussions have included consideration of jointly funding projects as well as potentially pursuing future federal and state transportation funding through the Charlotte Regional Transportation Planning Organization (CRTPO).

## **Projects for Consideration:**

The proposed partnership currently includes two pedestrian improvement projects:

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.
2. Matthews-Indian Trail Road Sidewalk Improvements – extending from Chestnut Parkway to Atrium Health Union West. The proposed project would include construction of an 8-foot-wide sidewalk connection to improve pedestrian accessibility and connectivity along the corridor.

Indian Trail staff presented these projects to their Town Council on April 28, 2026, to discuss the potential partnership with Stallings, review preliminary planning-level cost estimates, and receive initial feedback regarding a future joint CRTPO funding submittal.

## **Cost Estimates and Funding Strategies:**

Based on preliminary planning-level estimates developed by Staff and Indian Trail, the current projected construction costs in 2026 dollars are approximately:

- Chestnut Lane Improvements: \$1.55 million
- Matthews-Indian Trail Road Improvements: \$1.0 million
- Total Estimated Cost: \$2.55 million

Under a conceptual 50/50 cost-sharing arrangement, Stallings' estimated share would be approximately \$1.275 million if the projects were funded locally.

Alternatively, if the projects are successfully funded through CRTPO and require a 50% local match, Stallings' estimated share could be reduced to approximately \$1.088 million. However, based on current CRTPO planning assumptions, project delivery could be delayed until approximately 2033.

A key policy consideration for Council is whether the potential local cost savings associated with CRTPO funding outweigh the additional time required to deliver the projects. While CRTPO funding could reduce Stallings' share by approximately \$188,000, local funding could allow the projects to advance on an accelerated schedule while avoiding the administrative requirements and schedule constraints associated with federal and state transportation funding programs.

**Next Steps:**

Anticipated next steps include:

- Council consideration of project scopes, priorities, and funding strategies.
- Continued coordination between Stallings and Indian Trail to refine project scopes, partnership terms, and cost estimates;
- Council decision in July with potential submittal through CRTPO's anticipated Fall 2026 Call for Projects process.

**Requested Action:**

Staff requests Council authorize continued coordination with the Town of Indian Trail to refine project scopes, cost estimates, and partnership terms, and provide preliminary direction regarding the preferred funding strategy for these projects.



# PEDESTRIAN PROJECTS PARTNERSHIP WITH INDIAN TRAIL

June 8, 2026

# Agenda

- Recap
- Project Introductions and Cost Estimates
- Requested Action
- Next Steps
- Discussion



Stallings  
— NC

# Recap

- In January 2026, Staff presented a list of potential CRTPO Bicycle and Pedestrian projects for future funding consideration and provided recommendations for Council's review and guidance.
- Council concurred with Staff's recommendations and directed Staff to coordinate with the Town of Indian Trail on potential partnership opportunities for sidewalk projects located along shared municipal boundaries.
- Staff subsequently coordinated with Indian Trail and identified two potential partnership project areas:
  - Chestnut Lane
  - Matthews-Indian Trail Road
- Indian Trail Council reviewed the preliminary project information in April 2026 and provided initial feedback regarding a potential partnership and joint pursuit of funding opportunities.



# Chestnut Lane

## PROJECT LIMITS:

CHESTNUT LANE (WEDDINGTON-MATTEWS RD to POTTER ROAD)

## PROJECT SCOPE:

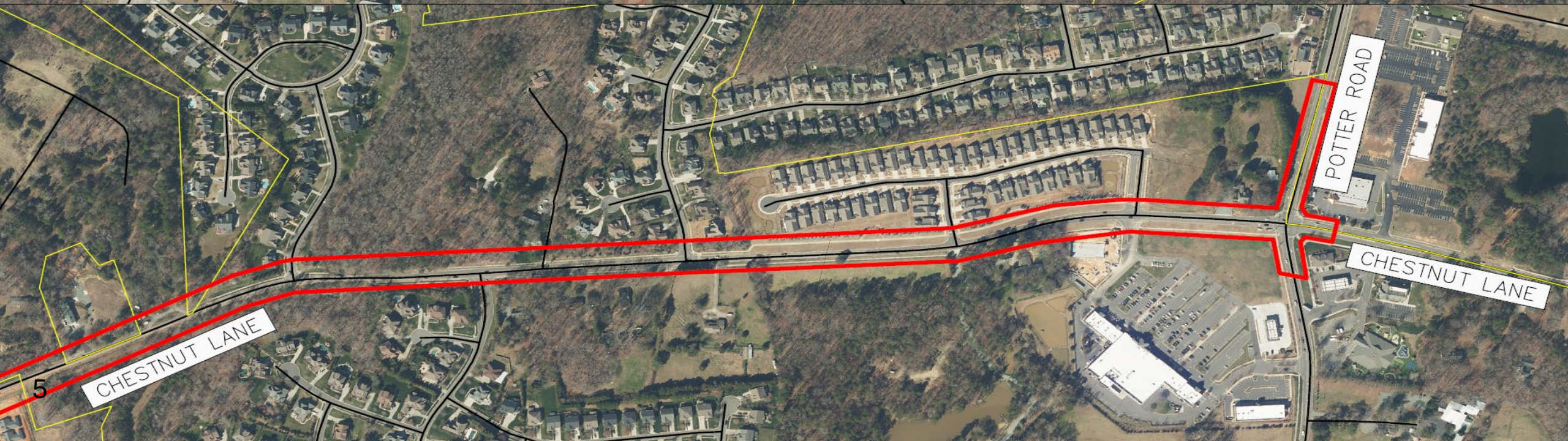
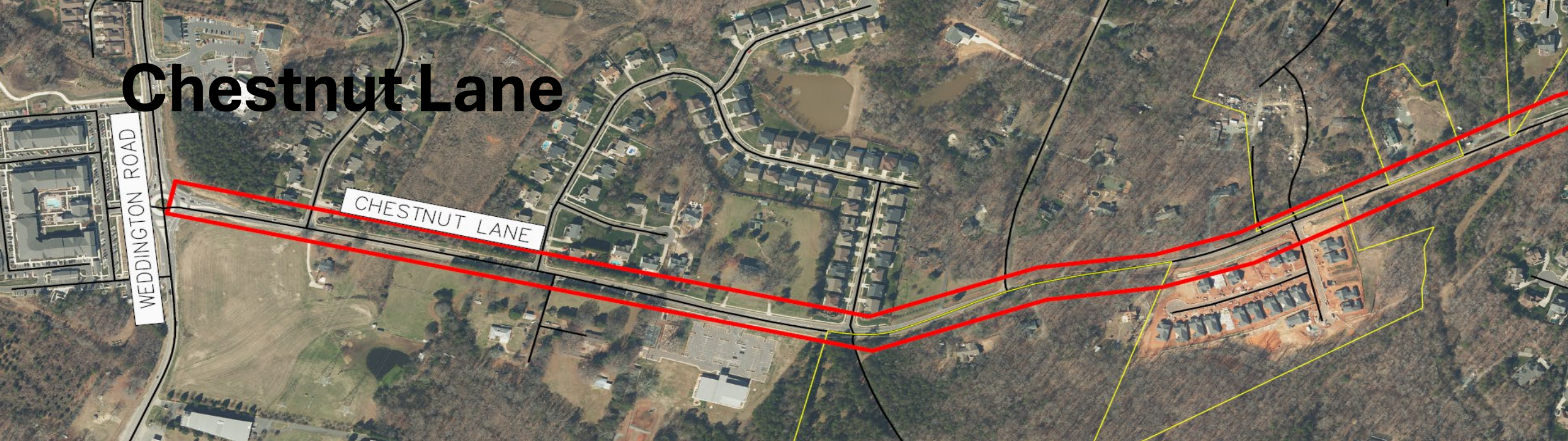
CONNECT SIDEWALK GAPS AND CONSTRUCT BOARDWALK OVER WEST FORK 12-MILE CREEK.

- Typical 5-foot sidewalks
- 8-foot sidewalk at Potter/Chestnut Intersection
- Ped Crossing at Courtyards at Chestnut



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# Chestnut Lane



# Matthews-Indian Trail Road

- **PROJECT LIMITS:**
  - Atrium Hospital to Chestnut Parkway
- **PROJECT SCOPE:**
  - 8-foot wide sidewalk connection



# Matthews-Indian Trail Road



STALLINGS ROAD

MATTHEWS INDIAN TRAIL ROAD

MATTHEWS INDIAN TRAIL ROAD

CHESTNUT PARKWAY

INDIAN TRAIL ROAD

MATTHEWS INDIAN TRAIL ROAD

SMITH FARM RD

# 2026 Cost Estimates

Project	Total Estimate	Stallings (50%)	Indian Trail (50%)
Chestnut Lane	\$1,550,000	\$775,000	\$775,000
Matthews-Indian Trail Road	\$1,000,000	\$500,000	\$500,000
<b>Total</b>	<b>\$2,550,000</b>	<b>\$1,275,000</b>	<b>\$1,275,000</b>



# Estimated Costs and Local Match Through CRTPO Funding

Project	Total Estimated Cost	Combined Local Match	Stallings Local Match (50%)	Indian Trail Local Match (50%)
Chestnut Lane	\$2,650,000	\$1,325,000	\$662,500	\$662,500
Matthews-Indian Trail Road	\$1,700,000	\$850,000	\$425,000	\$425,000
<b>Total</b>	<b>\$4,350,000</b>	<b>\$2,175,000</b>	<b>\$1,087,500</b>	<b>\$1,087,500</b>

## Key Takeaway:

CRTPO funding could reduce Stallings' estimated share by approximately \$187,500, but may delay project delivery until approximately 2033.



# Requested Action

## Staff requests Council:

- Authorize continued coordination with the Town of Indian Trail to finalize project scopes, cost estimates, and partnership terms.
- Direct Staff to return in July 2026 with final project recommendations.
- Provide policy direction regarding the preferred funding strategy:
  - Pursue CRTPO funding and a future joint grant application; or
  - Pursue local funding to accelerate project delivery.



# Next Steps

- ✓ Finalize project costs and partnership details with Indian Trail
- ✓ Return to Council in July 2026 for project and funding strategy approval
- ✓ If directed, submit projects for CRTPO funding during the Fall 2026 Call for Projects

# Discussion



1. Does Council agree with the project scopes?
2. Does Council support continued partnership discussions with Indian Trail?
3. Does Council wish to pursue Local or CRTPO funding for these projects?

**From:** [Mike Couzens](#)  
**To:** [Erinn Nichols](#)  
**Cc:** [Alex Sewell](#); [David Scholl](#); [Brad Richardson](#)  
**Subject:** Agenda Item Request  
**Date:** Thursday, June 4, 2026 8:56:08 AM  
**Attachments:** [DFI.pdf](#)

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Good morning, Erinn-

I would like to add one item to next week's council meeting agenda.

DFI at the UNC SOG has a program called the Local Government Revitalization Project where graduate students vote on submissions from municipalities to study old/historic buildings for commercial re-use. The buildings they accept after voting are then studied (market research, feasibility, etc.) at no cost to the town.

I'd like to ask council to vote on submitting the building at 2725 Old Monroe Road for consideration by the graduate students. I have attached the submission form and requirements.

Thanks,

Mike

## **Request Free Graduate Student Assistance for Local Government Revitalization Project**

### **Does your community have a downtown or historic building that needs revitalization?**

In the UNC *Community Revitalization* course, UNC-Chapel Hill graduate students conduct market research, feasibility analysis, and financial modeling to help communities understand how they can attract private investment into community revitalization projects. At the end of the semester, students present their findings to jurisdiction officials.

There is no charge for this service. North Carolina local governments are invited to submit projects for analysis. Student teams select their preferred projects based on the details provided by the community. Projects well suited for analysis should be:

- Intended for private uses (for example: retail, office, or residential) instead of public uses (town hall, community centers), to allow for federal tax credits to be used
- Owned by the local government or a civic-oriented nonprofit, or have a clear path to obtaining site control
- Ideally, historic or otherwise important community structures

### **Community liaison**

Submissions should include the name of a local government staff member who will serve as a liaison for the students. The person in this position should be

- Accessible and enthusiastic
- Able to help students secure information required for the analysis: land use and planning documents, layout of the building, and interviews with stakeholders
- Able to obtain comprehensive tax parcel data and GIS shapefiles

### **How to apply**

Fill out and return this form to Marcia Perritt ([mperritt@sog.unc.edu](mailto:mperritt@sog.unc.edu)) and/or Tyler Mulligan ([mulligan@sog.unc.edu](mailto:mulligan@sog.unc.edu)), **or submit this information online using the link on the Resources page of the Community and Economic Development Blog at [ced.sog.unc.edu](http://ced.sog.unc.edu)**. If you have questions, contact Marcia Perritt at (919) 538-1545.

**1. Local Government Liaison Name/Job Title:**

**2. City/County:**

**3. Telephone:**

**4. Email:**

**5. Building/area targeted for redevelopment** (e.g., historic theater, school, mill, etc.) and status of site control (e.g., local government has clear path to ownership/control of site):

**6. Redevelopment project summary and anticipated local government role** (up to 5-6 sentences to describe project, needs, and any special circumstances—feel free to provide maps or pictures to better convey project and make it more appealing to students):