

**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 January 12, 2026, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor David Scholl; Mayor Pro Tempore Brad Richardson; Council Members Steven Ayers, Mike Couzens, Graham Hall, Jon Van de Riet, 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; June Rappe, Stormwater Manager; Jessie Williams, Finance Officer; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Special Presentation

Police Life Saving Award

Police Chief Dennis Franks presented the Life Saving Award to Ofc. Jacob Grimes for saving a life to a dog bite victim who had been left alone severely bleeding by transporting the victim to hospital.

Public Comments

Clarence Alsobrooks, Jr., Council Member in Indian Trail, stated that his comments were his own opinions and not those of the Indian Trail Council. He stated he grew up in Indian Trail and hoped that Stallings and Indian Trail could work together more in the future.

1. Consent Agenda

A. Minutes from the following meetings:

(1) 12-08-2025

B. Amended Budget Ordinance 10 – Council Travel Expenses and NCLM Mayors Association Dues

C. Panic Buttons

(1) Approval of Installation

(2) Amended Budget Ordinance 8

D. Traffic Ordinance Amendment Prohibiting Use of More than One Parking Spot

Council Member Richardson made the motion to approve the Consent Agenda as presented. The motion passed by a unanimous vote of Council after a second from Council Member Ayers. *Amended*

Budget Ordinance 10 – Council Travel Expenses and NCLM Mayors Association Dues; Amended Budget

Ordinance 8 – Panic Buttons; and Traffic Ordinance Amendment Prohibiting Use of More than One Parking Spot is attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from Mayor

Mayor Scholl reported that he met with several citizens on individual projects. He also met the President of Sell Ethics which was building a new location in Stallings.

B. Report from Council Members/Town Committees

Council Member Hall had no report.

Council Member Couzens reported that he enjoyed the Staff holiday party and that he and Council Member Van de Riet attended a resident meeting about the Stevens Village project.

Council Members Van de Riet, Wojtowicz, Richardson and Ayers had no reports.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported the following:

- Thanked the staff for the Staff Holiday Party
- Budget Line Items Transfer List – The *December 2025 Budget Line Item Transfer List* is attached to these minutes and therefore incorporated herein.
- Council team building exercise opportunity was available with the Matthews Police Department simulator.
- Staff was working on the Town Campus appearance both on the grounds and the interior of the buildings.

3. Agenda Approval

Town Manager Sewell explained that the developer for Agenda Item 5, *CZ25.02.01 – Mill Creek*, had requested that the discussion for that item be moved up prior to Agenda Item 4, *Annexation 58 – Mill Creek*. Council Member Wojtowicz made the motion to approve the Agenda as presented by Staff. The motion was seconded by Council Member Van de Riet and passed unanimously.

4. Annexation 58 – Mill Creek

A. Public hearing

Mayor Scholl opened the public hearing. Assistant Town Manager Nichols explained this was an annexation request for a 12.571-acre parcel on Hwy. 74 near the Cook-Out and Starbucks in Indian Trail. No one was present to speak at the public hearing. Mayor Scholl then closed the public hearing.

B. Ordinance to Extend

Council discussed the possible annexation into the Town of Stallings. Lisa Thompson, Moore & VanAllen representing the developer, explained that they would like to present the Council the rezoning information for the project prior to the annexation vote. Council Member Richardson made the motion to deny the annexation which was seconded by Council Member Wojtowicz. The motion was passed by a 5 to 1 vote with Council Member Ayers opposing.

Council discussed its options for the item and the process. Council Member Wojtowicz made the motion to suspend the rules, seconded by Council Member Hall which passed unanimously, followed by a motion to go into closed session pursuant to NCGS 138-381.11(a)(3) seconded by Council Member Hall. That motion passed unanimously.

Council recessed into closed session at 7:33 p.m. and reconvened into open session at 7:52 p.m.

Council Member Hall made the to motion to reconsider the vote on the Annexation 58 – Mill Creek. The motion was passed unanimously after a second from Council Member Van de Riet.

Council Member Hall made the motion to approve Annexation 58 – Mill Creek to which Council Member Couzens seconded. Council passed the motion unanimously.

5. CZ25.02.01

A. Mill Creek

Mayor Scholl opened the public hearing. Planning Director Max Hsiang explained this was a conditional zoning for the parcel that Council just annexed into the Town off of Hwy 74. The proposed development included:

- A multi-family residential community with 300 units (reduced from 324).
- A 6,000 sq ft commercial building along the frontage (new addition to CZ).
- A 12-ft multi-use path provided along the frontage (new addition to CZ).

Staff recommended approval of CZ25.02.01 with condition that the site plan include the commercial component.

Justin Houston, developer with Moore & VanAllen, stated that Moore & VanAllen was formally withdrawing the rezoning application for CZ25.02.01 and requested the Council reconsider the annexation vote for Annexation 58 – Mill Creek to reverse it.

Council Member Ayers made the motion to suspend the rules. The motion was passed unanimously by the Council after a second from Council Member Hall.

The motion was made by Council Member Hall to reconsider the vote on Annexation 58 – Mill Creek to not approve the annexation. Council Member Van de Riet seconded the motion to which Council approved unanimously.

No one was present to speak at the public hearing on this matter. Mayor Scholl then closed the public hearing.

B. Statement of Consistency and Reasonableness

This item was not heard due to the withdrawal of Agenda Item 5.A., CZ25.02.01 – Mill Creek.

6. Cameras

A. CRIME Program Camera Additions

Chief Dennis Franks reminded the Council that during the FY24-25 budget process, the Town Council approved funding for the Police Department to create and implement a new C.R.I.M.E. program. The C.R.I.M.E program (Crime Reduction and Investigative Monitoring Equipment) was implemented in 2025 with the initial approval of five sites, including licensing for ten years. During the FY25-26 budget discussions, funding was approved for the addition of one site each year, with the goal of adding approximately additional sites over the years to increase program coverage. The Council approved \$13,000 for additional sites to be added during FY25-26 with the cost was projected for the next five years on the Capital Improvement Plan. When the Police Department received a quote for the addition of a site this year, projection costs per site had increased over \$15,000 due to inflation and labor costs for the equipment, installation, and ten-year licensing.

The Police Department requested the Council allow the Town Manager to enter into a contract with Verkada Inc/ Appalachian Network Services for a total of seven additional sites installed during the 2026 calendar year. Per the contract, the Town of Stallings would pay \$16,326 for the FY25-26 after completion of all sites' installation and four additional payments, one payment each year at the same fixed payment of \$16,326 until 2029. The seven additional sites would be under the ten-year licensing contract with Verkada, Inc, expiring in 2035 at a total cost of \$81,627. Appalachian Network Services came in at the lowest price when the item was bid out.

Council Member Van de Riet made the motion to approve the CRIME Program Camera Additions and contract with Verkada and Appalachian Network Service in the amount of \$81,627. The motion was seconded by Council Member Wojtowicz which was approved unanimously by Council.

B. Blair Mill Cameras

Parks and Recreation Director Eunice Donnelly explained that Blair Mill Park was a large park area that currently operated without any surveillance or monitoring systems. Over the past several months, the Parks and Recreation Department had experienced an increase in vandalism at the park, resulting in damage to public infrastructure and amenities.

The Parks and Recreation Department currently utilized the VERKADA camera system, which operated in addition to the Police Department's camera network. The proposed security cameras at Blair Mill Park would tie directly into the existing VERKADA system, allowing authorized staff and the Police Department to easily access and review footage as needed and provide interdepartmental efficiency while maintaining appropriate access controls.

The Parks and Recreation Department solicited three quotes for the installation of security cameras at key locations within the park. The proposed scope of work included the installation of a total of five cameras.

The motion was made by Council Member Hall and seconded by Council Member Ayers to approve the contract with Verkada and Appalachian Network Service in the amount of \$36,000 for the Blair Mill Cameras and approve Amended Budget Ordinance 9 – Blair Mill Cameras. The motion passed unanimously by Council. The *Amended Budget Ordinance 9 – Blair Mill Cameras* is attached to these minutes and therefore incorporated herein.

(1) Amended Budget Ordinance 9

This item was addressed during Agenda Item 6.B., Cameras – Blair Mill Cameras.

7. Council Mid-Year Priorities Check-in

Town Manager Alex Sewell reminded Council that during the 2025 Annual Retreat, the Town Council discussed issues raised by Council Members, reviewed existing priorities, considered potential new priorities, and identified next steps. After those discussions, the Town Council approved the 2025 Council Priorities & Action Strategies plan. Mr. Sewell reviewed that plan and provided updates thus far. The 2025 Council Priorities & Action Strategies plan is available on the Town's website for inspection. Council also held a brief discussion on package sewer plants.

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

Council Member Hall made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) and invited Police Chief Dennis Franks and Parks and Recreation Director Eunice Donnelly into the session. The second was made by Council Member Van de Riet and the motion passed unanimously.

Council recessed into closed session at 8:52 p.m. and reconvened into open session at 9:00 p.m.

9. Adjournment

Council Member Wojtowicz moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 9:00 p.m.

Approved on February 9, 2026.

s/David Scholl

David Scholl, Mayor

Approved as to form:

s/Cox Law Firm, PLLC

Cox Law Firm, PLLC

s/Erinn Nichols

Erinn E. Nichols, Town Clerk